

REPORT

Executive Summary

Wascana Centre Authority (WCA) is undergoing a comprehensive review entitled "The Vision for the Next 50 Years and Beyond". In March 2012, WCA contracted Associated Engineering to perform condition assessments of buildings and infrastructure within Wascana Centre.

Wascana Centre is one of the largest urban parks in North America; located in Regina, it surrounds the 120 hectare Wascana Lake and consists of a 930-hectare parkland.

The primary objective of the project was to provide engineering guidance for required repairs and associated costs. Through an assessment of each building and infrastructure element, a prioritized list of items were identified that need to be addressed in the short-term, medium-term and long-term, so WCA can plan for future capital expenditures.

Buildings and infrastructure reviewed included:

- 22 WCA owned or occupied or maintained facilities,
- 27 km of roads,
- 82 parking lots,
- 25 km of concrete pathways,
- 10 km of asphalt pathways,
- 4 pedestrian bridges,
- 4 irrigation pump houses,
- 8 lake overlooks,
- 3 dock systems,
- underground utilities including water, sewer, storm, natural gas, power, and communications, and
- traffic signage and lighting.

The infrastructure within the park is considered to be in fair condition but several groups of assets are approaching, or have exceeded, their anticipated service lives and/or are in need of repair. Looking ahead for the next 20 years and based on the condition of the components identified, approximately \$5,089,000 is estimated to be required for repairs or replacements in the short term (1-2 years). Approximately \$4,938,000 is estimated to be required for repairs or replacements in the medium term (3-5 years) and approximately \$11,370,000 is required for repairs or replacements in the long term (6-10 years). The estimated repairs or replacements required beyond ten years are dependent on maintenance activities and asset management practices.



Table of Contents

SEC	TION		PAGE NO.	
Tab	ecutive Summary ble of Contents st of Tables			
1	Intro	duction	1-1	
	1.1	Background	1-1	
2	Build	ling Assessment	2-1	
	2.1	Commercial Buildings	2-1	
	2.2	Depots and Maintenance Shops	2-5	
	2.3	Washrooms	2-13	
	2.4	Miscellaneous	2-20	
	2.5	Assessment Results	2-23	
3	Infras	structure Assessments	3-1	
	3.1	Roadways and Parking Lots	3-2	
	3.2	Concrete and Asphalt Sidewalks and Pathways	3-10	
	3.3	Potable Water Distribution System (Desktop Review)	3-14	
	3.4	Sanitary Sewer System (Desktop Review)	3-17	
	3.5	Storm Sewer System (Desktop Review)	3-20	
	3.6	Retaining Walls and Shoreline Protection	3-22	
	3.7	Pedestrian Bridges	3-23	
	3.8	Irrigation Pump Houses	3-24	
	3.9	Aeration Systems and Fountains	3-28	
	3.10	Waterfalls	3-29	
	3.11	Dock Systems	3-30	
	3.12	Lake Overlooks	3-31	
	3.13	Natural Gas Distribution System (Desktop Review)	3-33	
	3.14	Power Distribution System (Desktop Review)	3-33	
	3.15	Communications Distribution System (Desktop Review)	3-33	
	3.16	Street Lighting (Desktop Review)	3-33	
	3.17	Traffic Signs (Desktop Review)	3-34	



4	Asses	ssment Methodology	4-1
	4.1	Building and Surface Infrastructure Assessment Terminology	4-1
	4.2	Pavement Assessment Terminology	4-2
	4.3	Potable Water, Sanitary Sewer and Storm Sewer Assessment Terminology	4-5
5	Reco	mmendations and Cost Estimates	5-1
	5.1	Buildings	5-1
	5.2	Roadways and Parking Lots	5-3
	5.3	Sidewalks and Pathways	5-4
	5.4	Potable Water, Sanitary Sewer and Storm Sewer Systems	5-6
	5.5	Retaining Walls and Shoreline Protection	5-7
	5.6	Pedestrian Bridges	5-7
	5.7	Irrigation Pump Houses	5-7
	5.8	Aeration Systems, Fountains and Waterfalls	5-8
	5.9	Dock Systems	5-9
	5.10	Lake Overlooks	5-9
	5.11	Natural Gas, Power and Communications	5-9
	5.12	Street Lighting	5-10
	5.13	Traffic Signs	5-10
	5.14	Cost Estimates	5-10

Appendix A - Summary of Repair Cost Estimates

Appendix B - Assessment Databases

Appendix C - Figures

Appendix D - Photos

List of Tables

		PAGE NO
Table 2-1	Facility Condition Index (FCI) Summary	2-24
Table 3-1	WCA Road and Parking Lot Network	3-2
Table 3-2	WCA Road and Parking Lot Network – Surface Type	3-3
Table 3-3	WCA Road Network – Road Classification	3-4
Table 3-4	PCI General Description of Condition Ranges	3-5
Table 3-5	Length of Road (m) per PCI Range in each Area	3-6
Table 3-6	Length of Road (m) per PCI Range for each Road Class in each Area	3-8
Table 3-7	Area of Parking Lot (m ²) per PCI Range in each Area	3-9
Table 3-8	Length of Sidewalks and Pathways in each Area	3-10
Table 3-9	General Description of Sidewalk and Pathway Condition Ranges	3-11
Table 3-10	Length of Concrete Sidewalks and Pathways per Condition Rating per Area	a 3-12
Table 3-11	Length of Asphalt Pathways per Condition Rating per Area	3-13
Table 5-1	Summary of Repair Cost Estimates	5-11



REPORT

1

Introduction

Wascana Centre Authority (WCA) is undergoing a comprehensive review entitled "The Vision for the Next 50 Years and Beyond". Part of the review project includes assessments of infrastructure that WCA is responsible for. In March 2012, WCA contracted Associated Engineering to perform condition assessments of buildings owned by WCA as well as bridges, roads, sidewalks, underground utilities, pump houses, aeration systems, lighting and signage within Wascana Centre.

The primary objective of the project was to provide engineering guidance for required repairs and associated costs. Through an assessment of each building and infrastructure element, a prioritized list of items were identified that need to be addressed in the both the short-term and long-term, so WCA can plan for future capital expenditures.

This report provides WCA with:

- A record of their building and infrastructure assets and the condition of those assets at a point in time.
- A tool to aid in planning capital upgrades and maintenance activities.
- The basis for a living document to facilitate the transfer of corporate knowledge to new staff.

1.1 BACKGROUND

Located in the heart of Regina, Saskatchewan, Wascana Centre is one of the largest urban parks in North America; it surrounds the 120 hectare Wascana Lake and consists of a 930-hectare parkland. Wascana Centre's beautiful landscape and its numerous recreational opportunities make it an appealing park to people of all ages, evident by the increasing number and diversity of recreational, cultural and educational activities and community events held. Wascana Centre is celebrating its 50th anniversary in 2012.

Managed by Wascana Centre Authority, their mandate is "to be devoted to the development of the seat of Government, the enlargement of educational, research and development opportunities, the advancement of cultural arts, the improvement of recreational facilities and the conservation of the environment."

The park is not only home to important buildings such as the Provincial Legislature, University of Regina and Royal Saskatchewan Museum, it also contains a number of service buildings, public facilities as well as 27 km of roads, 35 km of sidewalks and pathways, and associated underground infrastructure.

Buildings owned by WCA include:

- Commercial Buildings
 - 2900 Wascana Drive Wascana Place
 - 3000 Wascana Drive Wascana Marina



- Depots and Maintenance Shops
 - 3201 Broad Street Central Depot
 - 3300 Broad Street Quonset
 - 221E Assiniboine Ave Maintenance Shop
 - 551E Assiniboine Ave Area 4 Service Depot
 - 2860 Wascana Drive Goosehill Service Depot
 - 1955 College Ave Area 2 Service Depot
 - Area 1 Service Depot (no Civic Address, by Legislature) may be owned by Province
 - Campus Service Depot A owned by University of Regina
- Washrooms
 - 2801 Albert Street Washroom #1 Legislature
 - 3200 Lakeshore Drive Washroom #2
 - Washroom #3
 - Washroom #4
 - Willow Island Washroom #5 and Associated Staff Space
 - Washroom #6
 - 2881 Wascana Drive Washroom #7 Candy Cane Park
 - Douglas Park Washroom owned by City of Regina
- Miscellaneous
 - 19th Ave & Smith St Bandshell
 - 217E Assiniboine Ave Greenhouse Complex including the Header House
 - 300E Assiniboine Ave Overwintering Structure
 - Willow Island Covered Picnic Area

Infrastructure within WCA Governed Areas includes:

- Roadways and Parking Lots
- Concrete and Asphalt Sidewalks and Pathways
- Potable Water Distribution System
- Sanitary Sewer System
- Storm Sewer System
- Retaining Walls and Shoreline Protection
 - North Shore Retaining Wall
 - East Shore Retaining Wall by Willow Island
 - Pine Island Main Shoreline
 - Marina Retaining Walls
 - Trafalgar Pedestrian Bridge Shoreline
- Pedestrian Bridges
 - Broad Street Pedestrian Bridge
 - Albert Street Pedestrian Bridge
 - Pine Island Pedestrian Bridge
 - Trafalgar Pedestrian Bridge

- Irrigation Pump Houses
 - Willow Island Pump House
 - Legislative Pump House
 - Douglas Park Pump House
 - Nursery Pump House
- Aeration Systems and Fountains
 - North Aeration System and North Lake Fountain
 - South Aeration System and Trafalgar Fountain
- Waterfalls
 - Pine Island Water Fall System
- Dock Systems
 - Wascana Marina Dock System
 - Willow Island Dock System
 - Wascana Canoe Club Dock System
- Lake Overlooks
 - Douglas Park Overlook
 - South Shore Overlook
 - Legislative Building Overlook
 - Albert Street Pedestrian Bridge Overlook
 - Willow Island Overlook
 - Trafalgar Overlook
 - Broad Street Pedestrian Bridge Overlook
 - Candy Cane Park Overlook
- Natural Gas Distribution System
- Power Distribution System
- Communications Distribution System
- Street Lighting
- Traffic Signs

Associated Engineering, along with sub-consultants FAME Asset Management Solutions and MacPherson Engineering Ltd., prepared a technical assessment for each infrastructure asset based on visual inspection, review of documents and reports, discussions with WCA Staff and engineering judgement. Data from the individual assessments was compiled in databases provided in Appendix B.



2

Building Assessment

In order to collect information for the report and to provide detailed assessments of the key components of each building, inspections were completed April 30 to May 3, 2012 by Associated Engineering together with FAME Asset Management Solutions. In addition, a detailed review of the mechanical heating and cooling system at 2900 Wascana Drive – Wascana Place was performed on May 30, 2012 by our sub-consultant MacPherson Engineering.

WCA owns occupies and/or maintains several buildings throughout the park, and has divided maintenance into eight areas, which are illustrated in Appendix C. The age, current condition, operating status and individual criticality of components within each building was reviewed. Team members met with WCA staff to solicit their operational knowledge of the facilities and to discuss and clarify data gathered by AE staff during the site assessment. The technical assessments provided in this chapter are intended to supplement the information presented in the database in Appendix B. Detailed photos of the buildings are included in Appendix D. A summary of cost estimates for repairs and replacements of building components in the short, medium and long term is included in Chapter 5 with detailed information included in Appendix A.

Our recommendations are based on our visual reviews of the buildings. The scope of this investigation did not permit the physical examination and confirmation of all of the components of the building. Nevertheless, we have made every effort within the scope of our field programme to visually confirm and verify the condition of primary components. In some instances, it has been necessary to apply some interpretations and engineering judgement. If new information comes to light, which might influence our conclusions, we would request to be informed so that we may reassess our recommendations.

2.1 COMMERCIAL BUILDINGS

2.1.1 2900 Wascana Drive – Wascana Place (Area 2)

Wascana Place was originally built in 1980 and is a four storey office building situated in Wascana Park. Renovations of various interior finishes have recently been completed. The size of the facility is 15,400 ft².



Envelope

The facility sits on a concrete foundation complete with concrete slab on grade. Stained cedar walls and a cedar shake roof covering provide the envelope for the facility. Cedar walls and cedar shakes installed on the roof have become damaged and wom and require replacement. One large skylight has been installed. Exterior doors in the facility are aluminum, steel or wood. Exterior steel doors have worn finishes as does the exterior wood door. Exterior windows in the facility are aluminum. Overhead doors in the facility are wood. Overhead wood doors in the facility are sagging and worn and require replacement.



Interior

The facility is composed of interior partition walls of concrete and concrete masonry blocks. You will find various types of flooring in the facility including concrete floors, vinyl composite tiles, sheet vinyl flooring, sheet carpet and carpet tile and ceramic tile flooring. Commercial grade sheet carpet installed on the 4th Floor, 2nd Floor and Office 116, 115.1 and the Information Desk in the facility is worn and damaged and should be replaced. Vinyl composite tile flooring installed in the building is damaged in various areas throughout the facility and should be replaced with sheet vinyl products. Mosaic tile flooring installed in the washrooms and Storage Room 216 the facility is dated and worn and should be replaced. The ceiling finishes include t-bar suspended ceilings with lay-in ceiling tiles, gypsum board ceiling finishes and wood panelled ceiling finishes. Interior doors in the facility are steel, wood or aluminum. Stair construction in the facility consists of concrete complete with rubber stair finishes.

Conveying Systems

One passenger elevator has been installed in the facility.

Plumbing

The Wascana Building contains one domestic water heater which supplies all the necessary hot water. Plumbing fixtures include floor mounted flush toilets and a floor mounted urinal. Replacement of the floor mounted urinal is recommended because it creates an unsanitary condition and maintenance issues. Washroom sinks include enamel sinks set in vanities. Stainless steel sinks complete with supply trim have been installed in various areas of the building. A wall mounted enamel coated cast iron sink has been installed for janitorial activities and should be replaced due to the possibility of lifting related injuries. A stainless steel, wall hung water fountain has been installed in the Lobby of the building.

Heating, Cooling and Ventilation

Wascana Place building controls consist of a pneumatic controls system installed in 1982. The existing controls system is past its design life, and should be replaced with a new DDC system. Pneumatic controls systems require additional maintenance, have less flexibility and are not as accurate as a modern DDC system. Additionally there are mixed zones in the building that are causing comfort issues. The new DDC control system should include full boiler and air handling controls, including cooling staging and boiler warm weather shutdown and remote access.

The boilers are original with primary only pumping. The boilers are past the intended design life, are inefficient and are poorly controlled. The boilers should be replaced with new near condensing boilers, piped in a primary secondary arrangement. VFD's should be added to the secondary system pumps.

The heating lines are original. The lines appear to be in good condition; however, the insulation should be patched or replaced where sections are falling off or missing.

Perimeter Radiation is original to the building. Bare fin radiation is installed in the millwork. The bare fin radiation should be replaced with new cabinet radiation. The original cabinet radiation should be replaced.

The air handling unit and fans were upgraded in 2010 with new VFD's. The fans and VFD's appear to be in good condition. The damper sections are pneumatic and are original to the building. The damper actuator and controls for economizing as well as the VFD's should be integrated into the new DDC controls.

The Outdoor Condensing units and evaporator coils are original. The condensing units and coils are past their intended design life use R-22 refrigerant which is in the process of being phased out. The condensing units and coils should be replaced with new condensing units that utilize a non-ozone depleting refrigerant.

The ductwork is original it appears to be in good condition. However it should be properly cleaned.

Zone air control is performed by Variable Constant Volume boxes with heating coils are original. The boxes are pressure dependent and are pneumatic. The VCV boxes should be replaced with new pressure independent variable air volume boxes with new heating coils and DDC controls.

Grilles located in the space are past their intended design life. The style of grille can cause comfort issues due to design and should be replaced with adjustable slot grilles or ceiling diffusers.

Condensate drain lines are draining into a floor drain located in the vent unit. The drain lines should be located outside of the vent unit and run to nearest floor drain. The drain inside of the vent unit should be capped.

Fire and Life Safety

One fire alarm heat detector was noted in the facility. Upgrade to an addressable fire alarm system complete with applicable initiating and notification devices. Illuminated exit signs and emergency lighting battery packs with remote light heads have been installed throughout the facility. Portable fire extinguishers can also be found throughout the building. Various extinguishers were noted to be outdated and some extinguishers were not properly mounted. These conditions should be corrected.

Electrical

The Main Switchgear provides a 120/208V, 900 amp, 3 phase, 4 wire electrical service to the facility. Circuit panels in the facility are at approximately 74% capacity. Circuit panels and the motor control centre in the facility have exceeded their forecasted life cycles but are still in serviceable condition. Retain an electrical consultant to analyze and ensure equipment is proper operating condition.



Motor control center installed on the Main Floor Janitor/Electrical Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain electrical personnel to analyze and ensure equipment is operating as intended.

Lighting in the facility is a combination T-8 and CFL fluorescent lighting. LED track lighting was noted in the Lobby of the building. Exterior lighting consists of HPS fixtures installed around the perimeter and at exit points.

2.1.2 3000 Wascana Drive – Wascana Marina (Area 2)

The Wascana Marina building was originally constructed in 1981 and modified to a year round facility in 1986 and is currently a two storey multi-tenant building. The upper level is The Willow on Wascana restaurant, and the lower level is occupied by the Wascana Rowing Club and the Wascana Racing Canoe Club. Major renovations were done in 2005 including the addition of storage and washrooms/change rooms on the lower level and the building was renamed to Canada Games Wascana Lake Centre. The size of the facility is 10,900 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are cast in place concrete below grade with wood cladding above grade. Exterior windows are sealed units set in wood frames in the original building, and aluminium framed windows in the 2005 addition. The original exterior passage wood windows are deteriorating with localized rot and should be replaced. The solid wood exterior doors have some damage that should be addressed and the 2005 addition steel doors are in good condition. The overhead doors on the lower level are solid wood barn door style. A small portion of the flat roof covered with SBS roofing is retaining some water ponds and the insulation should be re-sloped and roofing replaced.

Interior

Partitions in the building include wood stud with gypsum wall board in the original building, and steel stud with gypsum wall board and concrete block in the 2005 addition. Interior doors are steel. Floor finishes are ceramic tile in the restaurant and rubber flooring in the multipurpose room of the 2005 addition. Ceiling finishes include timber tongue and groove decking in the restaurant and painted gypsum board in the 2005 addition.

Plumbing

Plumbing fixtures inside the building are in good condition. One roof drain requires replacement on the west side of restaurant.

Heating, Cooling and Ventilation

Furnaces and air conditioners serving the various tenant spaces have been installed within the last 5 years and are in good condition. The ductwork original to the building is rusted and needs cleaning, and insulation is damaged. Programmable thermostats are installed and in operation.

Fire and Life Safety

The restaurant range hood fire suppression system appears to be in good condition. Two fire extinguishers were located, one in the restaurant kitchen, the other in a mechanical room below. Inspections were current.

Electrical

The building is energized by a 400 amp electrical service. Fluorescent lighting and incandescent lighting are utilized in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Emergency lighting equipment are in operation. One fire alarm heat detector was noted in the facility located in the mechanical room below the restaurant.

2.2 DEPOTS AND MAINTENANCE SHOPS

2.2.1 3201 Broad Street – Central Depot (Area 3)

The Wascana Central Depot (also referred to as "Lecture Hall" or "Development Office") is located at 3201 Broad Street. The building was constructed in 1965 and was renovated in 1971. The structure encompasses 2650 ft².



Envelope

The facility substructure consists of concrete strip footings,

foundation walls, and slab on grade. An extreme amount of water was noted in the basement of the facility and corrosion was noted on structural teleposts. Retain a foundation consultant to analyze and make recommendations for remediation. Exterior walls are clad with wood siding which is damaged and requires attention. Exterior windows are sealed units set in wood frames. Exterior passage doors include both solid core wood and insulated steel units. Other doors include a 10' x 7' sliding wood door that is damaged and an 8' x 8' overhead door. The roof covering is a rolled bituminous membrane (SBS) that was installed in 2008.

Interior

Partitions in the building include chain-link fencing. Interior doors are wood and require refinishing. Wall finishes are taped gypsum wallboard as well as ceramic tile, wood wall panels, and vinyl. Floor finishes include resilient flooring, sheet carpet, and plywood flooring. Asbestos tile resilient flooring in the building requires attention as some areas are worn and damaged, creating potential health risks. Retain a hazardous materials consultant to analyze and make recommendations for remediation. Ceiling finishes include gypsum board, fixed ceiling tile, and painted plywood. The fixed ceiling tile is worn, stained, and requires attention.



Plumbing

Plumbing fixtures inside the building were installed in 1985 and are serviceable. A 32,000 BTU/HR gas fired water heater is in service that has exceeded its forecasted serviceable lifespan.

Heating Cooling and Ventilation

Two newer Lennox furnaces are in operation and provide heat that is supplemented by a unit heater in the staff lounge. This unit heater has exceeded its forecasted serviceable lifespan and should be replaced. Distribution equipment in the building includes exhaust fans and an air filtration unit installed in the garage. Programmable thermostats are in operation.

Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. The circuit panels were operating at an approximate load of 77% but are dated and should be analysed further by an electrical consultant to ensure proper operation. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Smoke alarms have been installed and emergency lighting equipment is in operation. These system components are dated and replacement is recommended.

2.2.2 3300 Broad Street – Quonset (Area 3)

The Broad Street Quonset Hut is located at 3300 Broad Street. The building was constructed in 1994. The structure encompasses 1800 ft².



Envelope

The facility substructure consists of concrete strip footings,

foundation walls, and slab on grade. Exterior walls and roof are constructed of painted galvanized ribbed steel. The paint finish is worn and exterior walls are damaged on north side. Exterior windows are single glazed units set in steel frames. These windows do not provide proper heat and energy management. Exterior passage doors include insulated steel units. Other doors include a 12' x 12' overhead door complete with motorized operation.

Interior

Partitions in the building are gypsum wallboard construction. Interior doors are wood. Wall finishes are taped gypsum wallboard which is damaged. Floor finishes include the concrete slab which contains minor cracks and 12" vinyl composite tile flooring in the washroom which is damaged. Ceiling finishes include gypsum board.

Plumbing

Plumbing fixtures include a tank flush toilet, an enamel sink and an enamel shop sink. All washroom fixtures require replacement. A 38,000 BTU/HR gas fired water heater is in service.

Heating Cooling and Ventilation

A Lennox furnace and a gas fired unit heater are in operation and provide heat that is supplemented by a baseboard electric heater in the washroom. Distribution equipment in the building includes exhaust fans and a ceiling fan. Programmable thermostats are in operation.

Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current. There is a emergency shower station installed on the exterior of the building on the East side. The shower unit is worn and corroded and should be replaced.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. The circuit panel is operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.3 221E Assiniboine Ave – Maintenance Shop (Area 6)

The Maintenance Shop located at 221E Assiniboine Avenue was constructed in 1969 and has a total floor area of 2650 ft².

Envelope

The copper roof covering is set upon a 2' x 10' joist frame that rests on masonry walls with a fluted face. The exterior windows are a mixture sealed and unsealed units. The unsealed units



should be replaced to increase the efficiency of the building. The exterior passage doors are metal clad and the three overhead doors are wood. The overhead doors are damaged and require replacement.

Interior

Interior doors are wood. The wood pocket doors were difficult to operate and had a worn appearance. The stairs in the building are constructed from wood. Wall finishes include prefabricated gypsum wallboard as well as wood panelling. The noted floor finish in the building was sheet vinyl flooring. Ceilings were either gypsum wallboard or faux wood panelling.

Plumbing

The Maintenance Shop has a standard flush toilet that is in good condition, and kitchen and washroom sinks that are damaged, requiring replacement. One "John Wood" gas fired water heater is in use.



Heating Cooling and Ventilation

Two newer gas fired furnaces (135,000 BTU/HR each) serve as the sole heat sources for the building. Exhaust systems suitable for vehicle, shop, welding, and washroom functions are in place.

Fire and Life Safety

Fire extinguishers in the building have current inspection tags.

Electrical

The building is energized by 230 volt, 400 amp power delivered to the main switch. Circuit panels are at approximately 95% capacity. Interior lighting requirements are addressed by fluorescent (T8, T5, CFL) fixtures while wall mounted HID fixtures are in place on the exterior. The three wire fire alarm system installed is obsolete and requires replacement. A newer security system is in place including motion sensors and access keypad.

2.2.4 551E Assiniboine Ave – Area 4 Service Depot (Area 6)

The Area 4 Service Depot is located adjacent to the Maintenance Shop, Greenhouse Complex and Overwintering Structure on Assiniboine Avenue. It was constructed in 1986 and has a total floor area of 2200 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are clad with cadenza concrete masonry units. Exterior windows are single glazed units set in wood frames. These windows are worn and energy inefficient and require replacement. Exterior passage doors include insulated steel units. Other doors include three 10' x 11' overhead doors that are worn and are approaching the end of their serviceable life. The roof covering is a BUR roofing with sheet metal flashing. BUR roofing contains soft spots and has approximately 5 years remaining.

Interior

Interior doors are wood and require refinishing. Wall finishes are taped gypsum wallboard as well as plywood panels. Paint finish is required on all walls. Floor finishes include concrete and vinyl composite tile flooring. The vinyl composite tile flooring is worn and damaged and requires replacement. Ceiling finishes include gypsum board. Gypsum board ceiling finished is worn and damaged in certain locations.

Plumbing

Plumbing fixtures include vitreous china sinks in the washrooms, a stainless steel sink in the kitchen and tank flush toilets. A 3000 watt electric water heater is in service.

Heating Cooling and Ventilation

Two Lennox furnaces are in operation. Distribution equipment in the building includes two exhaust fans. Programmable thermostats are in operation.

Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Flectrical

The building is energized by a 100 amp electrical service. The circuit panel is operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.5 2860 Wascana Drive – Goosehill Service Depot (Area 4)

The Goosehill Service Depot was constructed in 1982 and has a floor area of 1450 ft² in a unique circular footprint.

Envelope

The facility substructure consists of a concrete foundation and slab on grade. Exterior walls are clad with wood siding which is damaged and requires attention. Two exterior passage doors are insulated steel. The door at the fuel storage shed has a damaged



frame and the paint has deteriorated on both the fuel storage room door and the main entrance door. There are two overhead coiling doors – one to the garbage storage and the other to the main shop area. Both are in good condition however the jambs require replacement. The flat roof covering appeared to be in good condition and was recently replaced. The building has no windows but instead has eight acrylic skylights.

Interior

Partitions in the building are wood framed with plywood cladding. Interior doors are wood.

Plumbing

Plumbing fixtures inside the building were installed in 1982 and are serviceable. A 10 gallon electric water heater is in service that has exceeded its forecasted serviceable lifespan.

Heating Cooling and Ventilation

Electric baseboard heaters are located in the washroom and office space. An electric unit heater in located in the lunchroom and an electric radiant heater in installed in the shop area that has exceeded its forecasted lifespan.



Fire and Life Safety

ABC fire extinguisher is installed in the lunchroom. Inspections were current.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. Compact fluorescent lighting is used throughout the facility while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.6 1955 College Ave – Area 2 Service Depot (Area 1)

The Area 2 Service Depot was constructed in 1967 and is approximately 2350 ft².

Envelope

The building is founded on cast in place concrete strip footings and slab on grade. The glulam timber roof beams with tongue and groove fir decking are supported on load bearing interior and



exterior concrete masonry with fluted 'Cadenza' exterior finish. The mechanical mezzanine floor is constructed of 2 x 6 joists at 12" on centre. The span of the joists is of concern and may require additional support. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible. The exterior windows are double glazed sealed wood units with localized rot and should be replaced. The exterior passage doors are metal clad and the three overhead doors are wood. The BUR roofing requires replacement.

Interior

Interior doors are a combination of steel and wood. The stairs in the building are constructed from wood and as required by code, a handrail should be installed. Wall finishes include wood panelling. The noted floor finish in the building was sheet vinyl flooring. Ceilings are exposed wood tongue and groove decking.

Plumbing

The service depot is equipped with one standard flush toilet and kitchen and washroom sinks that are in good condition but have exceeded their serviceable lives. One "John Wood" electric water heater was recently installed.

Heating Cooling and Ventilation

Two newer gas fired furnaces serve as the sole heat sources for the building.

Fire and Life Safety

Three fire extinguishers are located in the building. One has expired near the shop entrance and requires replacement or recertification.

The building is energized by 400 amp power delivered to the main switch. Interior lighting requirements are addressed by fluorescent T8 fixtures while wall mounted HID fixtures are in place on the exterior.

2.2.7 Area 1 Service Depot (no Civic Address, by Legislature) (Area 3)

The Area 1 Service Depot is located by the Legislature Building. The structure was constructed in 1955 and has a total area of 2800 ft². The washroom in the building was modified in 2011. The depot may be owned by the Province of Saskatchewan.

Envelope

Substructure components noted during the assessment include a cast concrete floor that had significant damage and requires

replacement. It was noted that a concrete basement (104' x 32') is located nearby and is deemed a liability. The wood stairs leading into the building are deteriorating and require attention. Exterior walls are clad with a brick veneer and were noted with extreme cracking that requires further analysis. Due to the extreme cracking and shifting of the concrete foundation, exterior brick walls and interior concrete masonry units, a structural consultant should be retained to analyze the condition of the building and makes recommendations for correction. Exterior windows include sealed aluminum framed units as well as single glazed wood framed units that should be replaced. Exterior doors include a steel clad door with a worn paint finish and solid core wood doors that are dated and worn. Three overhead doors were in place. The roof covering consists of both tar and gravel (BUR), and a bituminous sheet membrane (BUR).

Interior

Interior partitions include concrete masonry block. Significant cracking was noted to concrete masonry block on the interior of the building. A structural consultant should be retained as noted above. Interior doors include solid and hollow core wood types. The interior wood stairs are uneven because of the shifting of the building. Wall finishes include painted plywood applications. Floor finishes include peel and stick vinyl tiles that are damaged. A sheet vinyl flooring upgrade is recommended. Ceiling finishes include painted plywood and fixed ceiling tile.

Plumbing

Plumbing fixtures in the building are in fair to good condition. A water filtration system is installed in the washroom. Rainwater is drained through the building and exits at its base. It would appear that this system requires attention as ponding was noted around a drain.

Heating Cooling and Ventilation

The building has an exhaust fan and a fume hood in service. Heating for the building is supplied with the unit heaters that require replacement. The unit heaters are controlled with manual thermostats.



Fire and Life Safety

ABC fire extinguishers are installed in the building and have current inspection tags.

Electrical

A 70 amp electrical panel was being installed at the time of the assessment. Circuit panels installed in the garage are being removed. Interior lighting consists of T8, compact fluorescent, and high intensity discharge (HID) units. Exterior lighting is provided by HID lighting units.

2.2.8 Campus Service Depot A (Area 7)

The Campus Service Depot A is located at the University of Regina campus and shares its facility with the University of Regina. The building was constructed in 1972. The structure encompasses 2800 ft². The depot is owned by the University of Regina.



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are concrete masonry units with wood soffits. The pointing is damaged on the CMU wall. Exterior passage door include an exterior aluminum door. Other doors include two 12' x 12' overhead doors. One unit is constructed of a vinyl/plastic material while the other is wood constructions. Both overhead doors are damaged and worn. Access to the roof was not permitted.

Interior

Partitions in the building concrete masonry units (CMU) and framed gypsum wallboard. Cracking was noted in CMU walls in the Locker Room area of the building. If condition worsens, retain a structural consultant to analyze. Gypsum wallboard contains some damage. Interior doors are wood and require refinishing. Floor finishes include vinyl composite flooring and mastic flooring. All flooring is worn and requires replacement. Ceiling finishes include suspended acoustic ceiling tile. Steel stair construction is installed.

Plumbing

Plumbing fixtures include both tank flush and commercial grade toilets, a pedestal urinal and both stainless steel kitchen sinks and wall mounted vitreous china washroom sinks.

Heating Cooling and Ventilation

The facility shares its HVAC system with the University of Regina. Visible components of this system include two make-up air units (MAU) and exhaust fans. Manual thermostats are in operation.

Fire and Life Safety

A sprinkler system is installed as well as ABC fire extinguishers have been installed throughout the facility. Inspections were current.

One electrical panel was visible and was operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Incandescent lighting was installed in certain location and requires upgrading. Smoke alarms have been installed and emergency lighting equipment is in operation.

2.3 WASHROOMS

2.3.1 2801 Albert Street – Washroom #1 Legislature (Area 3)

Washroom #1 is located on the south side of Wascana Lake east of Albert Street. The year of construction is not known and the approximate footprint is 640 ft².

Envelope

The facility is supported on a concrete slab on grade. The ground should be re-graded to slope away from the building. The walls are wood stud construction with brick on the exterior. Some graffiti was



noted during the site visit and caulking at the masonry joints requires replacement. The roof is wood framed with built up roofing and is in fair condition however the plaster coating at the soffits needs repair. Wired glazing set in wood frames is cracked in at least three panels and the paint is worn. The three steel passage doors require repainting. There are two skylights in the building and they are in good condition.

Interior

The interior finish consists of painted plaster walls with gypsum plaster ceilings and ceramic tile flooring. Toilet partitions are painted metal. A damaged toilet partition in the Women's washroom requires replacement.

Plumbing

There are five toilets and three urinals in the facility. They seem to be in good condition, however the year of installation is not known. The two tile vanities and four sinks are in poor condition and require replacement in each washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries.

Fire and Life Safety



A six circuit lighting panel services the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units.

2.3.2 3200 Lakeshore Drive – Washroom #2 (Area 3)

Washroom #2 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.

Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered



fluted face. The roof is also cast in place concrete. The paint on the three steel passage doors is worn and the wooden transoms are rotting and will soon require replacement. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in poor condition and should be replaced along with the associated flashing and trim.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. An Amtrol water pressure booster tank is installed to increase water pressure. The sewage pump as part of the packaged lift station below the washroom requires repair.

Heating Cooling and Ventilation

An electric baseboard heater located within the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

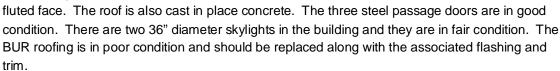
A 100 amp main breaker energizes the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units. A junction box at an abandoned exterior light requires a cover.

2.3.3 Washroom #3 (Area 1)

Washroom #3 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.

Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered



Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries.

Heating Cooling and Ventilation

An electric baseboard heater located within the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety





A 40 amp service energizes the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units.

2.3.4 Washroom #4 (Area 4)

Washroom #4 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.



Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The three steel passage doors are in good condition. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in poor condition and should be replaced along with the associated flashing and trim.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. There is a packaged lift station below the washroom and appears to be in fair condition. There is a drinking fountain mounted on the exterior of the washroom. The roof drain is missing its leaf guard.

Heating Cooling and Ventilation

An electric baseboard heater located in the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

A 100 amp service energizes the building. A junction box in the caretaker space is missing a cover. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Exterior lighting is provided by HID lighting units.

2.3.5 Willow Island Washroom #5 and Associated Staff Space (Area 1)

The Willow Island Washroom was constructed circa 1965 and is similar to the other oval washrooms in Wascana Park. The size of the facility is approximately 700 ft2.

Envelope:

The building is situated on a concrete slab on grade and comes with a precast concrete roof structure. Exterior doors are standard hollow core steel units. Skylights are installed in the washrooms and are in fair condition.



Interior:

The primary floor finish in the building is tile. Interior doors are steel units in steel frames. The tile flooring in the staff space is damaged and requires repair.

Plumbing:

Wall mounted toilets are installed in the washrooms along with pedestal urinals. Washroom vanity countertops have a tile finish. One of the urinals is badly cracked at the base and requires replacement.

Heating, Cooling and Ventilation:

Washrooms come equipped with exhaust fans.

2.3.6 Washroom #6 (Area 6)

Washroom #6 is located in Douglas Park. It was constructed in 1974 and is approximately 6840 ft².

Envelope

The facility is supported on a concrete foundation. The walls are cast in place concrete construction with an exposed aggregate finish. Some localized spalls and cracks require repair. The roof



is precast concrete and is supported on the exterior walls and the interior concrete masonry block load bearing walls. The roof is partially buried and a membrane system is exposed and damaged in places. Exterior doors are painted steel and the finish has deteriorated.

Interior



Partition walls are constructed of concrete masonry block. In general the interior fittings including 80 lockers and 30 benches are in good condition. The finishes of painted block, wood siding, and ceramic tile are in good condition.

Plumbing

There are five toilets and three urinals in the facility. One of the toilets is out of service and requires repair or replacement. Sinks and showers are in good condition. The two cast iron mop sinks are wall mounted and could be replaced with floor mounted units to reduce potential back injuries. Two drinking fountains are in good condition. The hot water storage tank and hot water heater are in good condition.

Heating Cooling and Ventilation

Two Lennox furnaces were recently installed in 2006 and are in good operating condition.

Fire and Life Safety

There are two recessed cabinets; one in each washroom. The women's washroom fire extinguisher is missing and needs to be replaced. There is a fire extinguisher located in the mechanical room.

Electrical

A 600V 75 kVA Power Transformer is located outside of the building. The main disconnect and panels appear to be in good condition. Interior lighting consists of indirect fluorescent tube lighting and compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Incandescent pot light fixtures located in the canopy outside have been abandoned and were replaced with recessed HID lighting units. Incandescent exit light fixtures are located at main exits from change rooms.

2.3.7 2881 Wascana Drive – Washroom #7 Candy Cane Park (Area 4)

Washroom #7 was constructed in 1973 and is 710 ft2. It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.

Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The three steel



passage doors are in good condition. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in good condition.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet

partitions are painted metal and exhibit localized corrosion. The interior walls should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. A drinking fountain is installed on the exterior of the facility. The roof drain is missing its leaf guard.

Heating Cooling and Ventilation

The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp service energizes the building. The panel is rusty and requires repair. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Exterior lighting is provided by HID lighting units.

2.3.8 Douglas Park Washroom (Area 6)

The Douglas Park Washroom is located near Washroom #6 and was constructed in 1974. It is approximately 1250 ft². The washroom is owned by the City of Regina.

Envelope

The concrete slab is cracked and requires repair or replacement. The roof structure is supported by concrete



masonry block walls which exhibit several cracks. In one location, a steel telepost that supports the timber roof framing has been removed. It is unknown whether the steel post removal had been reviewed by a structural engineer. A engineer should be retained to analyze the facility's structural components and make recommendations for remediation. The membrane on the roof has failed and is leaking and fascia and soffit require repainting. Some of the 20 single glazed wood framed windows have cracked and should be replaced. Two steel doors are in fair condition, and one solid wood door is worn and should be replaced with a steel door.

Interior

Partitions are concrete masonry block and wood framing. The gypsum board ceiling has been



damaged in several locations due to roof leaks.

Plumbing

There are 15 toilets and five urinals in the facility. They seem to be in good condition. The 11 sinks are in good condition. The water heater was recently installed.

Heating Cooling and Ventilation

A gas fired furnace was installed in 1996 and is in fair condition. The chimney does not appear to sit plumb and may leak at the joint. It should be inspected.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp service energizes the building. Interior lighting consists of surface mounted fluorescent and recessed incandescent fixtures. One lens is missing and requires replacement. Exterior lighting is provided by HID lighting units.

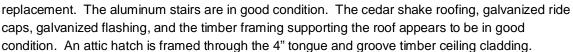
2.4 MISCELLANEOUS

2.4.1 19th Ave & Smith St – Bandshell (Area 1)

The open air Bandshell is located north of Wascana Lake east of Albert Street. The original date of construction is not known. A major rehabilitation was done in 1982.

Structure

The flooring of the bandshell consists of 2x6 timber decking on 2x10 timber joists. Some of the boards are rotting and require



Electrical

The electrical service panel was unable to be located during the site visit. Four weatherproof exterior outlets are provided at the Bandshell. Two outlets are missing weatherproof covers and need replacing. Eight recessed incandescent pot light fixtures are provided with compact fluorescent lamps.



2.4.2 217E Assiniboine Ave Greenhouse Complex including the Header House (Area 6)

The Greenhouse Complex including the Header House is located at 217E Assiniboine Ave. The complex was constructed in approximately 1986. The structure encompasses 15,800 ft² and includes two distinct greenhouses and a garage/house building.



Envelope

Exterior walls are clad with numerous types of construction

including CMU, metal siding, cementious stucco, wood siding and glass and polycarbonate material for the greenhouses. The CMU, wood siding and glass exterior walls are all worn or damaged. A significant amount of water was noted in the concrete bunker area of the facility. A structural consultant should be retained to analyze the foundation of the building and make recommendations for remediation. Exterior windows are primarily sealed units set in wood frames with some upgraded PVC units installed. Exterior passage doors include both solid core wood and insulated steel units. The large wood exterior doors should be replaced by a steel overhead door. Other doors include a 9'x7' steel overhead door and 11' x 9' wood overhead door. The wood overhead door is worn and requires replacement. The roof covering is a rolled bituminous membrane (SBS), an inverted roofing system, asphalt shingles, sheet metal and glass/polycarbonate panels for greenhouse. The inverted roof section requires replacement.

Interior

Interior doors are both steel and wood units and the wood doors require refinishing or replacement. Wall finishes are taped gypsum wallboard as well wood wall panels, and vinyl. Floor finishes include vinyl asbestos tile, sheet carpet, sheet vinyl and plywood flooring. Vinyl Asbestos tile resilient flooring in the building requires attention as some areas are scratched, worn and damaged, creating potential health risks. Replace VAT flooring with sheet vinyl products abiding by proper asbestos abatement procedures. Ceiling finishes include gypsum board and painted plywood.

Plumbing

Plumbing fixtures include tank flush toilets, pedestal urinal, wall mounted vitreous china washrooms sinks, and stainless steel kitchen and shop sinks. Pedestal urinal requires replacement. A 78,000 BTU/HR gas fired water heater and a 1500 watt electric water heater are in service. As well, a sump pump is installed on site.

Mechanical

Heat generation is provided primarily through a boiler unit and perimeter finned tubed panels. Additional heat is provided through fan heaters and seven gas fired unit heaters and an electric heater. The unit heaters all require upgrading. Cooling is provided through a split AC unit. Distribution equipment in the building includes ceiling fans and exhaust fans.



Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

There are 7 circuit panels operating at an approximate load of 80% but are dated. Circuit panels installed in the greenhouse corridor are extremely weathered and worn. Electrical circuit panels should be analysed further by an electrical consultant and replaced or repaired as required. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Emergency lighting system is installed.

2.4.3 300E Assiniboine Ave – Overwintering Structure (Area 6)

The Overwintering Structure is located at 300E Assiniboine Avenue and was constructed in 1978. The total floor area available to occupants is 1600 ft².

Envelope

Substructure components noted during the assessment include cast concrete foundation walls and a slab on grade. The exterior windows are sealed units in fixed frames that were installed in 1979. Many come with failed seals and require replacement. Exterior doors are steel clad and have worn paint finishes.



Interior

Interior hollow steel doors and aluminum doors are in service. Floor finishes include mosaic tile that requires attention. Seamless glazing is installed in the viewing area.

Plumbing

The water pump that serves to fill the bird area is damaged and should be replaced prior to winter.

Heating Cooling and Ventilation

The heat for the building is provided by three electric unit heaters that have exceeded their forecasted serviceable lifespan. Manual thermostats control the temperature set-point for these units.

Electrical

The building is energized by 480/600 volt, 400 amp service to the main switch. Circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may be compromised. This system should receive further analysis by an electrical consultant to ensure proper operation. Interior lighting is provided by compact fluorescent and wall mounted HID fixtures.

2.4.4 Willow Island Covered Picnic Area (Area 1)

The Willow Island Picnic Shelter was originally built in 1965 and is approximately 1440 square feet.

Envelope

The structure sits on a concrete foundation. The concrete foundation was noted to have minor cracking. Patch cracks and

monitor. Four triangular steel columns hold up 12 fibreglass hexagon shaped canopies. Connections between the top of the columns and the roof panels are provided by steel rods with turnbuckles. The columns, rods and roof panels are all in good condition.

The fibreglass roofing units are painted. Paint finishes on the roof are worn and require painting.

Electrical

Exterior HID lighting was noted in the facility. Several units are damaged and require replacement with units with wire cages.

2.5 ASSESSMENT RESULTS

As summarized above, over 750 individual building systems or assets were identified, reviewed and valuated. Approximately 35% of the building assets reviewed have met or exceeded their theoretical life cycle. Additionally, 13% of the building assets have less than ten years of remaining life and 15% of the identified building assets have less than 20 years of remaining life. However it is reasonable to assume that many of the assets will remain functional beyond their anticipated service life due to environmental factors or operation and maintenance practices.

One method of prioritizing the buildings that need attention for purposes of future planning is use of a Facility Condition Index (FCI). The FCI is a comparative indicator of the relative condition of facilities. The FCI is expressed as a ratio of the cost of repairing or replacing deficient assets to the current replacement value of the facility. The FCI provides a metric to analyze the relative condition index of a single facility or group of facilities. It is important to note that the FCI is limited because it does not account for assets that are functional beyond their service life; it is only based on theoretical lifecycles for each asset in a facility.

An FCI of less than 5% is good, 5-10% is adequate, 10-60% is poor, and above 60% is fail. The FCI changes throughout the life of the building. As an asset deteriorates beyond its anticipated life, the FCI will increase. As an asset is replaced, the FCI can reduce.

A summary of the current FCI's for each facility is found in Table 2-1. Replacement costs for each facility are based on per square foot costs for buildings of comparable use (ie. Commercial Buildings, Maintenance Facilities, Washrooms, and Miscellaneous). The calculated replacement costs are included in Appendix A.



Table 2-1 Facility Condition Index (FCI) Summary

Facility Category	Facility Name	FCI (%)
Commercial Buildings	2900 Wascana Drive - Wascana Place	26.8%
Commercial Buildings	3000 Wascana Drive - Wascana Marina	0.2%
Depots and Maintenance		
Facilities	3201 Broad Street - Central Depot	12.9%
Depots and Maintenance		
Facilities	3300 Broad Street - Quonset	3.2%
Depots and Maintenance		
Facilities	221E Assiniboine Avenue - Maintenance Shop	9.0%
Depots and Maintenance		
Facilities	551E Assiniboine Avenue - Area 4 Service Depot	6.5%
Depots and Maintenance		
Facilities	2860 Wascana Drive - Goosehill Service Depot	20.9%
Depots and Maintenance		
Facilities	1955 College Ave - Area 2 Service Depot	16.6%
Depots and Maintenance		
Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	8.9%
Depots and Maintenance		
Facilities	Campus Service Depot A	8.7%
Washrooms	2801 Albert Street - Washroom #1 Legislature	40.0%
Washrooms	3200 Lakeshore Drive - Washroom #2	24.1%
Washrooms	Washroom #3	19.4%
Washrooms	Washroom #4	24.7%
Washrooms	Willow Island Washroom #5 and Associated Staff Space	11.7%
Washrooms	Washroom #6	15.7%
Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	24.5%
Washrooms	Douglas Park Washroom	13.9%
Miscellaneous	19th Ave & Smith St - Bandshell	15.0%
	217E Assiniboine Avenue Greenhouse Complex including the	
Miscellaneous	Header House	0.8%
Miscellaneous	300E Assiniboine Ave - Overwintering Structure	3.1%
Miscellaneous	Willow Island Covered Picnic Area	14.9%

As shown in Table 2-1, four facilities are considered to be in good condition (less than 5%), four are in adequate condition (less than 10%), and 14 are in poor condition (less than 60%). The Washrooms are the poorest building category with an average FCI of 21.7%, and Depots and Maintenance Facilities have an average FCI of 10.8%.

2 - Building Assessment

The FCI for Wascana Place was calculated including the investment required for the HVAC system replacement. When the HVAC system is replaced, the FCI for Wascana Place could be reduced to 5.9%.



REPORT

3

Infrastructure Assessments

Condition assessments were completed on a majority of the municipal infrastructure assets in which WCA is responsible for operating and maintaining. In particular, Associated Engineering completed visual inspections in June 2012 on the following infrastructure assets:

- Roadways & Parking Lots,
- Concrete and Asphalt Sidewalks and Pathways,
- Retaining Walls and Shoreline Protection,
- Pedestrian Bridges,
- Irrigation Pump Houses,
- Aeration Systems and Fountains,
- Waterfalls,
- Dock Systems, and
- Lake Overlooks.

Desktop reviews were completed for the following infrastructure assets:

- Potable Water Distribution System,
- Sanitary Sewer System,
- Storm Sewer System,
- Natural Gas Distribution System,
- Power Distribution System,
- Communications Distribution System,
- Street Lighting and
- Traffic Signs.

The inspections collected pertinent information in order to assess key components of each infrastructure asset, and prioritize the capital and operational improvements needed immediately and over the long term. Team members met with WCA staff to solicit their operational knowledge of the facilities and to discuss and clarify data gathered by AE staff during the site assessment. The technical assessments provided in this chapter are intended to supplement the information presented in the database in Appendix B. Detailed photos of the surface infrastructure are included in Appendix D. A summary of cost estimates for repairs and replacements of infrastructure components in the short, medium and long term is included in Chapter 5 with detailed information included in Appendix A.

Our recommendations are based on our visual reviews of the roadways, parking lots, concrete and asphalt sidewalks, retaining walls and shoreline protection, pedestrian bridges, pump houses, aeration systems, waterfalls and fountains, docks systems, and lake overlooks. Desktop reviews were performed on the water distribution system, sanitary sewer system, storm sewer system, natural gas distribution system, power distribution system, communications distribution system, lighting and traffic signs. The scope of this



investigation did not permit the physical examination and confirmation of all of the components. Nevertheless, we have made every effort within the scope of our field programme to visually confirm and verify the condition of primary components. In some instances, it has been necessary to apply some interpretations and engineering judgement. If new information comes to light, which might influence our conclusions, we would request to be informed so that we may reassess our recommendations.

3.1 ROADWAYS AND PARKING LOTS

3.1.1 Existing Roadway and Parking Lot Network

Wascana Centre covers approximately 930 hectares in the centre of the City of Regina, and contains approximately 26.7 km of roads and 82 parking lots to accommodate the flow of traffic throughout the park. The road and parking lot network is highly variable in age and condition. WCA has divided maintenance into eight areas, which can be seen in Appendix C. As such, inventory and condition assessments will be divided into each area to provide a comparative analysis.

Note that major arterial roads including Wascana Parkway, Albert Street, College Avenue and Broad Street are maintained by the City of Regina and were not included within the scope of this review.

The extent of the existing road and parking lot network across each maintenance area can be seen in Table 3-1. A majority of the roads and parking lots are located in Area 3 (Legislature/ Rehabilitation Centre), Area 7 (University/ Innovation Place) and Area 8 (SIAST). These areas account for approximately 70% of the roadway and parking lot infrastructure. While approximately 30% of the roads and parking lots are within the five remaining areas.

Table 3-1
WCA Road and Parking Lot Network

		Road	Parking Lot		
	Length (m)	Area (m²)	Percent of Road Area (%)	Area (m²)	Percent of Parking Lot Area (%)
Area 1	2444	20,877	8	22,731	6
Area 2	800	6764	3	,876	2
Area 3	7103	69,808	27	56,647	14
Area 4	2245	22,218	9	7728	2
Area 5	1485	16,507	6	61,293	15
Area 6	1935	14,012	5	18,835	5
Area 7	6530	60,385	24	156,626	38
Area 8	4160	42,844	17	74,952	18
Total	26,701	253,413	100	408,688	100

As seen in Table 3-2, over 90 percent of the roads and parking lots are surfaced (asphalt concrete surfacing). The remaining areas are gravel surfaced. Some of the gravelled roads and parking lots have RAP (recycled asphalt pavement) spread over the surface. This is primarily used to reduce dust, tracks less dirt/mud, and does not shift as much as gravel. With multiple road surfaces, WCA employs different procedures and equipment to maintain each surface.

Table 3-2
WCA Road and Parking Lot Network – Surface Type

	Surfaced		Gravel		Total	
	Area (m²)	Percent of Surfaced Area (%)	Area (m²)	Percent of Gravel Area (%)	Area (m²)	Percent of Total Area (%)
Area 1	41,912	7	1696	3	43,608	6
Area 2	14,928	2	1712	3	16,640	3
Area 3	118,851	20	7603	12	126,454	19
Area 4	29,946	5	0	0	29,946	5
Area 5	77,800	13	0	0	77,800	12
Area 6	11,887	2	20,960	34	32,847	5
Area 7	213,873	36	3138	5	217,011	32
Area 8	91,426	15	26,370	43	117,796	18
Total	600,623	100	61,479	100	662,102	100

The road networks throughout the park are divided into three classes of roads. 1) Arterials (traffic movement is the primary consideration, land access is second), 2) collectors (traffic movement and land access are equal), and 3) local (traffic movement is secondary and land access is primarily). The road classifications were taken from previous studies. Where no information was found, engineering judgement was used to classify the road. As seen in Table 3-3, there is only one arterial roadway approximately 2.1 km long, which is located in Area 8 (SIAST). This is an extension of Wascana Parkway east of Ring Road. A majority of the roads in the park are collectors (15.8 km), and the remaining road segments are local (8.8 km).



Table 3-3
WCA Road Network – Road Classification

	Arterial	Collector	Local	Total
	Length	Length	Length	
	(m)	(m)	(m)	
Area 1		1274	1170	2444
Area 2		560	240	800
Area 3		4003	3100	7103
Area 4		1725	520	2245
Area 5		1305	180	1485
Area 6		1585	350	1935
Area 7		4125	2405	6530
Area 8	2085	1215	860	4160
Total	2085	15,791	8825	26,701

3.1.2 Field Assessment Results

In order to assess the road and parking lot network within WCA Governed Area, a field evaluation was completed on June 4 to 6, 2012. The field evaluation involved completing a visual pavement distresses survey, as well as commenting on any additional pavement anomalies.

The survey was based on the ASTM International 6433-99 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys. This process involves two people using a vehicle, and visually assessing the condition of the pavement surface. This method required survey personnel to be trained so that the results would be accurate, consistent and repeatable in future years. The survey rates the condition of a surface of a road network by evaluating the type, extent and severity of pavement surface distresses, as well as the smoothness and ride comfort of the road. At the end of the assessment, a Pavement Condition Index (PCI) value is determined. The PCI value provides a numerical rating for the condition of the road segment, where 0 is the worst possible condition and 100 is the best. Table 3-4 provides a general description of the PCI ranges. Appendix D contains photographs of roadways in Wascana Park that represent each range.

Table 3-4
PCI General Description of Condition Ranges

PCI	Condition	General Description
90-100	Very Good	Sound physical condition. Asset likely to perform adequately without major work well into the long-term.
80-90	Good	Acceptable physical condition. Minimal short-term failure risk. Only minor work required.
70-80	Fair	Deterioration evident. Failure unlikely in the short-term but further deterioration may start to accelerate. Minor components or isolated sections need replacement. The asset still functions safely at an adequate level of service. Work required, but asset is still serviceable.
55-70	Poor	Failure likely in the near-term. Likely need to replace most of the asset. Substantial maintenance work require in the short-term.
<55	Very Poor	Failure imminent or failed. Immediate need to replace most of the asset. Major work or replacement required.

As part of the report, the PCI will provide WCA a comparative analysis of the current condition of each segment in its road network. As WCA develops its asset management system, collecting the PCI ratings of the roads at regular intervals (i.e. every 1, 2, 3, 4, 5 years), the rate of deterioration of the road network can be evaluated. This can help evaluate pavement materials and designs, as well as the effectiveness of maintenance strategies.

Prior to completing the road assessment, the road and parking lot network was divided into manageable segments, which are detailed in the database in Appendix B. This created approximately 157 segments within WCA's road and parking lot network as illustrated in Appendix C. The segments were based on pavements with similar structures, design and traffic volumes, as well as similar performance characteristics. Each road and parking lot section was given a unique identifier, so that information for each segment can be maintained in a database.

3.1.3 Road Condition Assessment

Each road segment in each maintenance area was categorized into the PCI ranges listed in Table 3-4. Table 3-5 summaries the length of road in each PCI range in each of the maintenance areas. These results are illustrated in the maps in Appendix C. The detailed distress observations for each road segment can be found in the database in Appendix B.



Table 3-5
Length of Road (m) per PCI Range in each Area

	Length (m)				
PCI Range	90-100	80-90	70-80	55-70	<55
Area 1	500	0	1134	810	0
Area 2	240	0	385	175	0
Area 3	2338	1260	2690	815	0
Area 4	0	330	470	1445	0
Area 5	645	0	0	660	180
Area 6	0	0	1040	895	0
Area 7	3355	1705	1320	150	0
Area 8	1425	2735	0	0	0
Total	8503	6030	7039	4950	180
Percent of					
Total Length	32%	23%	26%	18%	1%

Overall, it can be seen that 8.5 km (32%) of the road network was rated from PCI 90-100 (very good). These roads are primarily located in the newer areas (like Innovation Place), as well as general locations that have been recently resurfaced or reconstructed (in areas such as SIAST, Conexus Arts Centre, First Nation University and Lakeshore Drive). Only basic preventative maintenance is required on these roads since these roads are in very good condition.

As seen in Table 3-5, 6.0 km (23%) of the road network was rated from PCI 80-90 (good). These roads are in good condition; however, pavement distresses are becoming evident. Despite the fact they are in good condition, these roads still require general preventative maintenance. Preventative maintenance is performed to prevent water from entering the pavement structure and decrease the rate of deterioration of the pavement quality. Performing relatively inexpensive preventative maintenance procedures, such as crack sealing, can extend the service life of the road and provide a cost effective maintenance solution.

In total, 7.0 km (26%) of the road network in the park was rated from PCI 70-80 (fair). These roads have slightly more advanced distresses than those observed in the PCI range 80-90. These roads are starting to show signs of structural weakening with more cracking throughout the road surface. In some cases, it may be the road is handling heavier traffic than it was originally designed for, and in some cases, it may be material related. A majority of the distresses are primarily climatic distresses resulting in the slow disintegration of the road that occurred over the life of the road. Disintegration usually involves the loss/separation of the individual components of the hot mix surface, and takes place in the form of ravelling, wear loss, and potholes. Basically, the surface is old and tired. These roads will require basic preventative maintenance, as well as some more extensive corrective maintenance measures to correct isolated pavement failures. WCA should start to consider resurfacing treatments to rejuvenate the worst PCI 70-80 roads.

The results of the pavement condition survey indicate that 4.9 km (18%) of the roads are in poor condition with PCI range of 55-70. There are a small number of these roads throughout each Area, which the exception of Innovation Place. These roads exhibit more extensive structural cracking and surface deformations. As a result of the more extensive surface distresses, the ride is typically more uncomfortable with frequent bumps or depressions. In the short-term, these roads will require major resurfacing or reconstruction (depending on the competency of the pavement structure), as well as consistent maintenance measures to reduce the deterioration of the road as much as possible.

There are only 180 m (1%) of the road network with a PCI less than 55. It is the road that leads to the Lots 3 and 4 at the Conexus Art Centre. This road has reached the end of its service life. Significant structural failures were found throughout; as such reconstruction of the road is required.

A further breakdown of the condition of the roads in each segment can be seen in Table 3-6. The table provides a breakdown of the PCI conditions ranges for each class of road in each area. In general, it can be seen that in most cases, the collector network is in better condition that the local network. An example of this would be that Lakeshore Drive, which is a collector, is primarily in better condition than Avenue D which is a local road. This is typical, as higher class roads are typically given a higher priority level for maintenance and capital projects.



Table 3-6
Length of Road (m) per PCI Range for each Road Class in each Area

		90-100	80-90	70-80	55-70	<55
Area 1	Collector	100	0	734	440	0
	Local	400	0	400	370	0
	Total	500	0	1133.5	810	0
		21%	0%	46%	33%	0%
Area 2	Collector	0	0	385	175	0
	Local	240	0	0	0	0
	Total	240	0	385	175	0
		30%	0%	48%	22%	0%
Area 3	Collector	2148	905	950	0	0
	Local	190	355	1740	815	0
	Total	2337.5	1260	2690	815	0
		33%	18%	38%	11%	0%
Area 4	Collector	0	0	470	1,255	0
	Local	0	330	0	190	0
	Total	0	330	470	1445	0
		0%	15%	21%	64%	0%
Area 5	Collector	645	0	0	660	0
	Local	0	0	0	0	180
	Total	645	0	0	660	180
		43%	0%	0%	44%	13%
Area 6	Collector	0	0	690	895	0
	Local	0	0	350	0	0
	Total	0	0	1040	895	0
		0%	0%	54%	46%	0%
Area 7	Collector	2,050	915	1,160	0	0
	Local	1,305	790	160	150	0
	Total	3355	1705	1320	150	0
		51%	26%	20%	2%	0%
Area 8	Arterial	0	2,085	0	0	0
	Collector	1,215	0	0	0	0
	Local	210	650	0	0	0
	Total	1,425	2,735	0	0	0
		34%	66%	0%	0%	0%

3.1.4 Parking Lot Condition Assessment

Similar to the road network, each parking lot was categorized into the PCI ranges listed in Table 3-4. Table 3-7 summaries the area of parking lot in each PCI range in each of the maintenance areas. These results are illustrated in the same maps as the roads, which can be

seen in Appendix C. The detailed distress observations for each road segment can be found in the database in Appendix B.

Table 3-7
Area of Parking Lot (m²) per PCI Range in each Area

	Area (m²)				
PCI Range	90-100	80-90	70-80	55-70	<55
Area 1	3684	7605	8051	2921	470
Area 2	0	0	1712	8164	0
Area 3	27,350	2938	6271	17,453	2635
Area 4	2236	0	0	5492	0
Area 5	39,000	0	0	0	22,293
Area 6	0	13,655	5180	0	0
Area 7	82,813	23,608	25,188	25,018	0
Area 8	50,475	24,477	0	0	0
Total	205,559	72,282	46,402	59,048	25,398
Percent of					
Total Area	50%	18%	11%	15%	6%

Approximately 205,000 m² (50%) of the parking lots throughout WCA are in very good condition, which has a PCI range between 90-100. This high percentage is primarily a result of several newly constructed parking lots throughout the park, such as at the Walter Scott building and Lloyd Place. There has been a significant number of new lots installed at Innovation Place, First Nations University, SIAST and Conexus Art Centre. In addition, several parking lots throughout the park have been resurfaced. With a large number of parking lots recently constructed, WCA should be aware that a wave of reconstruction projects will be required as the service life of the parking lots come to an end in 20-30 years.

There are approximately 72,000 m² (18%) of the parking lots in the PCI range of 80-90 and are in good condition. Just the same as the roads, these lots are starting to show basic pavement distresses. These lots still require general preventative maintenance in to extend the service life of the road.

As seen in Table 3-7, 46,000 m² (11%) of the parking lots were rated from PCI 70-80. These lots have slightly more advanced distresses and are starting to show signs of structural weakening. Similar to the roads, these lots will require basic preventative maintenance, as well as some more extensive corrective maintenance measures to correct isolated pavement failures.

The results of the survey show that 59,000 m² (15%) of the lots are in poor condition with PCI range of 55-70. A majority of the lots are in Area 3 and Area 7, with the remainder scattered throughout Wascana Centre. Some of the poor areas can be found behind the Legislative Building, Marina parking lot and the SaskPower parking lot adjacent to the Science Centre. These lots exhibit more extensive structural cracking and surface deformations. In the short-term, these roads will require



major resurfacing or reconstruction (depending on the competency of the pavement structure), as well as consistent maintenance measures.

Finally, it was observed that approximately 25,000 m² (6%) of the lots are in very poor condition. These lots include the remaining two lots at the Conexus Art Centre (lots 3 and 4) which are currently in the progress of being replaced, Wascana Pool, and the Central Depot at 3201 Broad Street. These lots have shown significant structural failures and will require complete reconstruction in the short-term.

3.2 CONCRETE AND ASPHALT SIDEWALKS AND PATHWAYS

As part of the overall condition assessment, all concrete and asphalt sidewalks and pathways were assessed.

3.2.1 Existing Sidewalk and Pathway Network

Wascana Centre is a showcase for the City of Regina, and major destination for outside recreational activities for the City. As such, there is an extensive network of pedestrian sidewalks and pathways throughout the park. The park has a long path system where pedestrians can walk along the entire parameter of Wascana Lake, as well as a vast network of paths to each facility and tourist destination. As seen in Table 3-8, there are approximately 25.2 km of concrete pathways, and 10.2 km of asphalt pathways, providing the park a network of paths ranging over 35 km. Appendix C contains maps of the sidewalk and pathway network in each of the eight maintenance areas.

Table 3-8
Length of Sidewalks and Pathways in each Area

	Length (m)				
	Concrete	Asphalt	Total		
Area 1	2277	2429	4706		
Area 2	1129	0	1129		
Area 3	7537	1970	9507		
Area 4	1923	1420	3343		
Area 5	0	1220	1220		
Area 6	530	440	970		
Area 7	10,750	2364	13,114		
Area 8	1005	312	1317		
Total	25,151	10,155	35,306		

The majority of the sidewalks and pathways in the park are located in and around the University Campus in Area 7. Second to that there is also an extensive network in Area 3, which provides paths along Wascana Lake, as well as connecting buildings from the Legislature to the Wascana Rehabilitation Centre. The remaining pathways are distributed across the remaining areas.

3.2.2 Field Assessment Results

A field evaluation was completed on June 6 to 8, 2012 to assess the sidewalk and pathway network lot network within Wascana Centre. Similar to the roads, the field evaluation involved completing a visual distresses survey of the sidewalk surface, as well as commenting on any additional anomalies.

The condition rating was completed using a similar process as the road network. Two people utilized an ATV to travel throughout the park and evaluate the condition of the sidewalks and pathways. Although the sidewalks and paths have some similar distresses to the roads, they are quite different, so the PCI rating system cannot be used. As such, the condition rating system was evaluated on a scale of 5 to 1. A value of 5 would be concrete/asphalt in perfect condition and a value of 1 would be for concrete/asphalt in the worst possible condition. Table 3-9 provides a general description of each condition class.

Table 3-9
General Description of Sidewalk and Pathway Condition Ranges

Condition	Condition	General Description		
5	Very Good	Sound physical condition. Very smooth. Asset likely to perform adequately without major work well into the long-term.		
4	Good	Acceptable physical condition. Smooth with few bumps or depressions. Minimal short-term failure risk. Minimal maintenance required.		
3	Fair	Deterioration evident. Surface is reasonably comfortable, but more trip hazards, bumps or depressions starting to form. Minor components or isolated sections need replacement. The asset still provides an adequate level of service. Work required, but asset is still serviceable.		
2	Poor	Advanced deterioration of the path. Surface is uncomfortable with frequent trip hazards, bumps or depressions. Likely need to replace most of the asset. Substantial maintenance work require in the short-term.		
1	Very Poor	Failure imminent or failed. Surface very uncomfortable, with constant trip hazards, bumps and depressions. Immediate need to replace most of the asset. Major work or replacement required.		



In addition to the condition rating, the specific number of trip hazards was recorded in each segment. Depending on the extent of the trip hazard, they can be unsafe to the general public. If someone falls and injures themselves because a municipality has not reasonably managed the trip hazard, they can become a liability. Many municipal jurisdictions monitor the number of trip hazards throughout their path network, and develop yearly action plans to eliminate trip hazards. The trip hazards were collected for WCA and included in the database for future use and planning.

Similar to the road network, prior to completing the assessment, the sidewalk and pathway network was divided into manageable segments, which can be seen in the database in Appendix B. The segments were developed based on the surface type (asphalt, concrete, exposed aggregate concrete or paving stone), as well as similar surface characteristics. Each segment was given a unique identifier, so that information for each segment can be maintained in a database. Overall, the pathway network was divided into 286 segments throughout Wascana Centre.

3.2.3 Sidewalk and Pathway Condition Assessment

Each sidewalk and pathway segment in each maintenance area was categorized into the Condition Ranges listed in Table 3-9. The length of each concrete and asphalt path in each PCI range in each of the maintenance areas can be seen in Table 3-10 and Table 3-11, respectively. These results are illustrated in the maps in Appendix C. The detailed distress observations for each sidewalk and pathway segment can be found in the database in Appendix B.

Table 3-10
Length of Concrete Sidewalks and Pathways per Condition Rating per Area

			Length (m)	
Condition	5	4	3	2	1
Area 1	149	1862	266	0	0
Area 2	145	984	0	0	0
Area 3	1,385	5,086	921	145	0
Area 4	250	1538	135	0	0
Area 5	0	0	0	0	0
Area 6	0	530	0	0	0
Area 7	5794	3623	1,119	214	0
Area 8	375	360	270	0	0
Total	8098	13,983	2711	359	0
Percent of Total	32%	56%	11%	1%	0%
Number of Trip Hazards	27	320	88	24	0

In general, the condition of the concrete sidewalks and pathways throughout the park is very good. As seen in Table 3-10, 24.8 km (99%) of the concrete sidewalks and pathways were rated as Condition Rating 3 or better. Based on the existing condition of the concrete sidewalks and pathways, it provides the users a very high level of services. The concrete sidewalks and pathways

in Condition Rating 3, 4 and 5 will not require any major reconstruction in the near term. However, maintenance will be required to reconstruct any isolated sections and reduce trip hazards. There are approximately 435 trip hazards that will require a maintenance strategy. Trip hazards are typically fixed by grinding down the trip, or mud jacking the slab. In severe cases, panels are completely removed and reconstructed.

There is one area of gravel path that is a safety concern by the Trafalgar Overlook entrance. This area has a significant drop from the edge of the path down to the ground below. It is a safety concern that could be addressed with a guard rail like the one installed near the skate park.

There were only 359 m (1%) of the concrete sidewalks and pathways that were rated as poor. They can be found by the Sound Stage in Area 1 and the sidewalk leading up to Washroom #4 in Area 4. These sidewalks and pathways would be more severely distressed (cracks, spalling, etc.). Similar maintenance measures can be applied to the Class 2 sidewalks and pathways, such as grinding trip hazards and replacing severely cracked and spalled sidewalk segments.

Table 3-11
Length of Asphalt Pathways per Condition Rating per Area

	Length (m)				
Class	5	4	3	2	1
Area 1	920	702	453	267	87
Area 2	0	0	0	0	0
Area 3	265	1135	570	0	0
Area 4	790	150	0	0	480
Area 5	0	0	1050	170	0
Area 6	0	0	440	0	0
Area 7	90	467	1652	155	0
Area 8	38	0	274	0	0
Total	2103	2454	4439	592	567
Percent of Total	21%	24%	44%	6%	5%
Number of Trip Hazards	2	1	38	8	10

The asphalt pathways throughout the park are in reasonable condition. As seen in Table 3-11, 9 km (89%) of the asphalt paths are in Condition 3 or better. However, when compared to the concrete sidewalks and pathways, there are only 45% in Condition 4 and 5, relative to 88% in the concrete sidewalks and pathways. As such, the asphalt pathways will require more improvements much sooner than the concrete paths. The asphalt pathways in Condition 4 and 5 are generally in good condition and smooth, and will only require minimal maintenance in the near term. However, it will be important to be proactive and seal cracks to prevent the cracks from expanding and creating local depressions.



Wascana Centre Authority

A majority of the asphalt pathways in the park are in Condition 3. These pathways are showing more distresses, and the surface is not as smooth as it once was. For example, when roller blading, it would be vibrate due to the aggregate exposure. However, overall the pathways would generally be structurally sound. Similar to the Condition 4 and 5 pathways, it will be important to be proactive and seal cracks and fix areas with concentrated local depressions. Depending on the level of service WCA wants to provide to the public (i.e. smooth when roller blading, or smooth when biking. running), WCA will need to consider how soon they want to start resurfacing these pathways. It would be suggested to look at resurfacing the pathways in Condition 3 that are in the worst shape in high priority areas.

There are approximately 1.2 km (11%) of the pathways that are in poor or very poor condition. Pathways around the Canada Games Complex in Douglas Park, the Wascana Pool and the area in front of the T.C Douglas Building are rough and exhibit a number of distresses throughout. The pathways in very poor condition (Condition 1) will need to be reconstructed due to the significant distresses and structural failures in the pathway. It should be planned to reconstruct the pathways in Condition 2 as well. However, a detailed evaluation can determine if the structure is sound, and the surface may simply need to be replaced.

3.3 POTABLE WATER DISTRIBUTION SYSTEM (DESKTOP REVIEW)

A desktop review of the potable water distribution system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

According to WCA personnel, each building owner is responsible for the water lines which service their buildings. WCA is responsible for the maintenance and replacement of lines that service WCA facilities as well as potable water irrigation services in areas where lake water is not sourced for irrigation. Irrigation distribution systems were reviewed by others and not included within the scope of this report. All potable water to the park is supplied by the City of Regina through multiple connections to their system.

Out of the total potable water system information that has been obtained, ownership has been identified for 70% of this total. WCA owns and maintains approximately 75% of the potable water system identified. The remaining percentage is either owned and maintained by the City of Regina or is a service connection to a building which would be the building owner's responsibility to maintain.

There is no single source of detailed mapping of the potable water system for Wascana Centre. The review involved combining data from the City of Regina, WCA, University of Regina and Innovation Place.

3.3.1 Area 1

This area contains a number of potable water mains and services. Generally the lines branch off the City of Regina's system from the surrounding streets. They provide potable water and fire protection to the buildings located within this area. WCA is responsible for the maintenance and replacement of lines that service their facilities which include the Area 2 Service Depot, Washroom #3, and the Willow Island Washroom. The City of Regina owns and maintains the lines that service the Wascana Pool. The other building owners in the area would be responsible for the maintenance and replacement of lines that service their buildings.

From the information obtained, ownership has been identified for 49% of this area. Out of the total ownership identified, WCA owns and maintains 43% of the potable water system in this area.

The known water main sizes range from 25 mm diameter to 250 mm diameter with materials of Polyethylene (PE), Asbestos Cement (AC), Polyvinyl Chloride (PVC), Cast Iron (CI) and Steel. The installation dates vary from 1953 to 2003 with the known average being newer than 1974.

3.3.2 Area 2

This area contains potable water lines servicing the buildings within the area. WCA would be responsible for the maintenance and replacement of lines that service Wascana Place and the Wascana Marina Building. The water line servicing the HMCS Queen Building connects to the City system on Broad Street. Maintenance and replacement of this line would be the responsibility of the building owner.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 83% of the potable water system in this area.

The known water main sizes range from 25 mm to 150 mm diameter with materials of PE, Copper (Cu) and AC. The known installation dates vary from 1965 to 1979 with the known average being newer than 1972.

3.3.3 Area 3

Several potable water mains branch from the City of Regina system along Albert Street, 23rd Avenue and Broad Street into the park. This area contains multiple buildings including the Saskatchewan Legislature, Walter Scott Building, Mackenzie Art Gallery, Wascana Rehabilitation Centre, Lloyd Place, and TC Douglas Building. WCA has three maintenance buildings plus two washroom facilities with water service connections to maintain in this area.

From the information obtained, ownership has been identified for 60% of this area. Out of the total ownership identified, WCA owns and maintains 85% of the potable water system in this area.



Wascana Centre Authority

The water main sizes vary from 100 mm diameter to 300 mm diameter with materials varying from AC, PVC, CI and PE. The installation dates are approximately from 1952 to 2009 based on the information provided by WCA and City of Regina.

The known water main sizes range from 40 mm to 200 mm diameter with materials of PVC, Cu and AC. The known installation dates vary from 1969 to 1985 with the known average being newer than 1987.

3.3.4 Area 4

This area contains multiple potable water mains that connect to the City of Regina system along Broad Street and 19th Avenue and service the SaskPower Operation Support building, Science Centre & IMAX Theatre. WCA has two washroom facilities and the Goosehill Service Depot to maintain in this area. The City has a 450 mm diameter main that runs under the lake from the proximity of the Science Centre to the proximity of the Conexus Arts Centre.

From the information obtained, ownership has been identified for 78% of this area. Out of the total ownership identified, WCA owns and maintains 38% of the potable water system in this area.

The known water main sizes range from 40 mm to 450 mm diameter with materials of PVC, Cu and AC. The known installation dates vary from 1965 to 1985 with the known average being newer than 1970.

3.3.5 Area 5

This area contains two main potable water mains that are connected to the City of Regina's system along Broad Street and service the Conexus Arts Centre and multiple fire hydrants in that area for fire protection. WCA has no washroom facilities or service depots that would require maintenance in this area.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 45% of the potable water system in this area.

The known water main sizes range from 150 mm to 450 mm diameter and are AC. All lines with the exception of the City feeder main were installed in 1969.

3.3.6 Area 6

This area contains one main system that is connected to the City of Regina's system along McDonald Street and Douglas Park Crescent and mainly supplies the Area 4 Service Depot, Overwintering Structure, Maintenance Shop, and Greenhouse Complex. It also supplies the area with multiple fire hydrants for fire protection and two washroom facilities in this area. WCA would be responsible for the maintenance and replacement of the system that services the washroom

facilities, Maintenance Shop, Area 4 Service Depot, Greenhouse Complex and Overwintering Structure in the area.

From the information obtained, ownership has been identified for 98% of this area. Out of the total ownership identified, WCA owns and maintains 100% of the potable water system in this area.

The known water main sizes range from 50 mm to 200 mm diameter with materials of PE and AC. The known installation dates vary from 1959 to 1961.

3.3.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.

3.3.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.4 SANITARY SEWER SYSTEM (DESKTOP REVIEW)

A desktop review of the sanitary sewer system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

According to WCA personnel, each building owner is responsible for the sanitary sewer lines which service their buildings. WCA is responsible for the maintenance and replacement of lines that service WCA facilities. All sanitary sewage from WCA area flows to the City of Regina system where it goes through their treatment and disposal system.

Out of the total sanitary sewer system information that has been obtained, ownership has been identified for 78% of this total. WCA owns and maintains 54% of the sanitary sewer system identified. The remaining percentage is either owned and maintained by the City of Regina or is a service connection to a building which would be the building owner's responsibility to maintain.

There is no single source of detailed mapping of the sanitary sewer systems for Wascana Centre. The review involved combining the data from the City of Regina, WCA, University of Regina and Innovation Place.



3.4.1 Area 1

This area contains a number of sanitary sewer mains and services. There are three large diameter trunk mains, 675 mm diameter Reinforced Concrete (CONC), 600 mm diameter Vitreous Clay Tile (VCT) and 750 mm diameter CONC, which run through Area 1 and are owned and maintained by the City of Regina. Each building in this area is serviced with sanitary sewer with connections to the City system. WCA's responsibility would be for the maintenance and replacement of the lines that service their facilities which include the washroom facilities near Wascana Pool and on Willow Island in addition to the Area 2 Service Depot.

From the information obtained, ownership has been identified for 84% of this area. Out of the total ownership identified, WCA owns and maintains 8% of the sanitary sewer system in this area.

Excluding the City trunk mains, the sewer main sizes range from 100 mm diameter to 200 mm diameter with materials varying from PVC, VCT and PE. The installation dates vary from 1954 to 2004 based on the information provided by WCA and City of Regina.

3.4.2 Area 2

Area 2 contains sanitary sewer lines servicing the four buildings within this area. WCA would be responsible for the maintenance and replacement of lines that service Wascana Place and the Wascana Marina Building. The sanitary line servicing the HMCS Queen Building connects to the City system on Broad Street. The building owner would be responsible for the maintenance and replacement of this line.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 75% of the sanitary sewer system in this area.

The sizes range from 75 mm diameter to 200 mm diameter with materials of ABS, PVC, VCT and CONC. The installation dates are approximately 1954 to 2008. Information about the installation dates were provided by Wascana Centre Authority and the City of Regina.

3.4.3 Area 3

This area contains several buildings including the Saskatchewan Legislature, Walter Scott Building, Mackenzie Art Gallery, Wascana Rehabilitation Centre, Lloyd Place and TC Douglas Place that connects directly to the City of Regina system. These lines are primarily maintained by the building owners. WCA is responsible for the sanitary sewer service to the two washroom facilities as well as the Area 1 Service Depot and the Central Depot in the area.

From the information obtained, ownership has been identified for 68% of this area. Out of the total ownership identified, WCA owns and maintains 84% of the sanitary sewer system in this area.

The sizes range from 100 mm diameter to 450 mm diameter with materials ranging from PVC, VCT and CI. The installation dates range approximately from 1975 to 1987 based on the information provided by WCA and City of Regina.

3.4.4 Area 4

Area 4 has sanitary sewer lines servicing the SaskPower Operation Support building, Science Centre and IMAX Theatre. The building owner would be responsible for the repair and maintenance for these two buildings. WCA would be responsible for sanitary sewer service to the two washroom facilities and the Goosehill Service Depot.

From the information obtained, ownership has been identified for 75% of this area. Out of the total ownership identified, WCA owns and maintains 83% of the sanitary sewer system in this area.

The sizes range from 75 mm diameter to 200 mm diameter with materials including VCT and PVC. The installation dates range from 1953 to 1966 from the information provided by WCA and City of Regina.

3.4.5 Area 5

Area 5 has one main sanitary sewer line servicing the Conexus Arts Centre. The sewage from the Conexus Arts Centre is pumped from the building to a manhole on Broad Street where it flows by gravity to the City system. The building owner would be responsible for repair and replacement of this line. From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 33% of the sanitary sewer system in this area. The size of this line is 100 mm diameter with a material of AC. The installation date for this line was in 1969 from the information provided by WCA and City of Regina.

3.4.6 Area 6

Area 6 has one main sanitary sewer line servicing the two washroom facilities for the Canada Games Athletic Complex in this area. From the information obtained, ownership has been identified for 100% of this area. WCA owns and maintains 89% of the sanitary sewer system in this area. The size for this line is 200 mm diameter with the material VCT installed from 1958 to 1961 from the information provided. WCA has the Greenhouse Complex, Maintenance Shop, Area 4 Service Depot and Overwintering Structure which are serviced with three separate septic tanks.

3.4.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.



3.4.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.5 STORM SEWER SYSTEM (DESKTOP REVIEW)

A desktop review of the storm sewer system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

Out of the total storm sewer system information that has been obtained, ownership has been identified for 58% of this total. WCA owns and maintains 82% of the storm sewer system identified. The remaining percentage is either owned and maintained by the City of Regina or is another building owner's responsibility to maintain.

3.5.1 Area 1

Area 1 contains a number of storm sewers. The City of Regina has one 1950 mm diameter trunk main that runs through the park. The City of Regina would be responsible for repairs to this trunk main. The remaining drainage is handled by two larger systems and several smaller systems within this area that outfall into the Wascana Lake. Wascana Centre Authority would be responsible for the maintenance and replacement of these systems. From the information obtained, ownership has been identified for 72% of this area. Out of the total ownership identified, WCA owns and maintains 28% of the storm sewer system in this area. A number of the buildings within Wascana Centre have storm drainage systems within their sites which connect to the City systems or one of the WCA systems. The sizes range from 200 mm diameter to 600 mm diameter with materials of Corrugated Steel pipe (CSP), CONC, PVC, and VCT. The installation dates also vary from approximately 1950 to as new as 1990 based on the information provided by WCA and City of Regina.

3.5.2 Area 2

This area contains a number of storm sewers which drain Wascana Drive and the parking lots surrounding the four buildings in this area. These systems all discharge directly into Wascana Lake. There are five separate outfalls to Wascana Lake from these WCA systems. The City of Regina has two systems which flow through the area and discharge to Wascana Lake; one near the extension of Regina Ave and one near the Broad Street Bridge. From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 71% of the storm sewer system in this area. The sizes range from 250 mm

diameter to 375 mm diameter with materials of CONC, VCT and CSP. The installation dates are approximately from 1965 to 1974 based on the information provided by Wascana Centre Authority and the City of Regina.

3.5.3 Area 3

This area contains a large network of storm sewers which drain the parking lots and roads within the area. Some of these systems flow to the City of Regina's system on Broad street or Albert Street. The inner areas drain into Wascana Lake. There are a number of outfalls to the lake in this area. From the information obtained, ownership has been identified for 40% of this area. Out of the total ownership identified, WCA owns and maintains 92% of the storm sewer system in this area. The sizes range from 150 mm diameter to 1050 mm diameter with materials ranging from CONC, PVC, VCT and CSP. The installation dates range from 1952 to 1990 based on the information provided by WCA and City of Regina.

WCA staff advised that two Provincial Government buildings had been discharging runoff through outfalls at the South Shore Overlook causing ice to buildup in the pipes during winter. The issue may have been resolved recently and will be monitored in Winter 2013.

3.5.4 Area 4

Area 4 contains three larger networks plus three small networks of storm sewers which discharge directly from the parking lots and roads into the Wascana Lake. The City of Regina have a number of storm sewers that range from 1800 mm diameter concrete to 600 mm diameter concrete that drain through and discharge directly into the Wascana Lake. The City of Regina would maintain and replace these mains. From the information obtained, ownership has been identified for 90% of this area. Out of the total ownership identified, WCA owns and maintains 82% of the storm sewer system in this area. WCA storm sewer system pipe sizes range from 750 mm diameter to 200 mm diameter with materials of VCT, CONC and PVC. The installation dates vary from 1957 to 1980 based on the information provided by Wascana Centre Authority and the City of Regina.

3.5.5 Area 5

Area 5 contains four main drainage systems which discharge directly from the parking lots into Wascana Lake. Portions of the storm sewer systems are being upgraded in 2012 in conjunction with parking lot reconstruction around the Conexus Arts Centre. PVC was used as a material with the size being unknown. From the information obtained, ownership has been identified for 98% of this area. Out of the total ownership identified, WCA owns and maintains 96% of the storm sewer system in this area. The rest of the storm system that drains the remaining parking lots has materials of VCT and CONC. The installation date for the remaining system is approximately 1969 from the information provided by WCA and City of Regina.



3.5.6 Area 6

Area 6 has two main storm systems. One drains directly into the City of Regina's network along Douglas Park Crescent. The second system drains directly to Wascana Lake. This system drains everything from the ball diamond and athletic track in this area. From the information obtained, ownership has been identified for 65% of this area. Out of the total ownership identified, WCA owns and maintains 100% of the storm sewer system in this area. The materials used in this area are primarily CONC and VCT. The dates of installation range from 1958 to 1984 with the sizes ranging from 200 mm diameter to 600 mm diameter based on the information provided by WCA and City of Regina.

3.5.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.

3.5.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.6 RETAINING WALLS AND SHORELINE PROTECTION

3.6.1 North Shore Retaining Wall (Area 1)

The north shore retaining wall was constructed in 2004 and is constructed of concrete panel sections and concrete wall sections on piles with an exposed aggregate finish. In general, the wall is in good condition and at the northeast a void is to be filled behind the wall.



3.6.2 East Shore Retaining Wall by Willow Island (Area 2)

The retaining walls along the shore adjacent to the Willow Island Overlook were constructed in 1964 and are cast in place concrete on piles with an exposed aggregate finish. In general, the walls are in good condition, however vertical cracks along control joints have developed and the cracks require sealant to prevent water migrating into the concrete.



3.6.3 Pine Island Main Shoreline (Area 3)

Pine Island was constructed in 2004. The shoreline is protected by a series of gabion baskets and they are in fair condition. At the southwest corner, gabions have shifted and deformed. Gabion baskets are damaged and missing rocks along the west side. The terraced upper viewing area is constructed of cast-in-place concrete retaining walls and is in good condition.



The former bridge abutment where the new waterfall structure is supported is in fair condition and exhibits some cracking, localized damaged areas, staining and moss growth. A large vertical crack (5-10mm) at the corner between west wingwall and backwall of abutment was observed however the concrete is still sound around the crack. A large vertical crack was observed at west side of backwall (20-30 mm) and there is staining and weak concrete. On the east side of the backwall, a concrete core (300 mm deep X 100 mm diameter was observed as well as an intermediate crack (4mm) with weakened concrete around damaged area. A large vertical crack (15-20 mm) was also measured. Along the top of the backwall, the concrete is damaged and a crack (2 mm) is located where the wingwall meets the backwall on the east side. The aged concrete requires repair.

3.6.4 Marina Retaining Walls (Area 2)

The retaining walls surrounding the marina were constructed in 1974 and consist of cast in place concrete on piles with an exposed aggregate finish. In general, the walls are in good condition.



3.6.5 Trafalgar Pedestrian Bridge Shoreline (Area 2)

The shoreline around the Trafalgar pedestrian bridge was constructed in 2002. The shoreline is protected by a series of gabion baskets and they are in good condition. Some baskets are missing rocks along the west. One basket under the west abutment of pedestrian bridge is missing significant rocks and should be replaced or refilled.

3.7 PEDESTRIAN BRIDGES

There are four pedestrian bridges in Wascana Centre and each was constructed within the last ten years. The bridges were visually inspected by a structural engineer in accordance with Alberta Infrastructure and Transportation principles. No previous inspection reports were identified. Typically, municipal pedestrian bridges are recommended to undergo a visual inspection every three to five years and a maintenance inspection annually. With proper maintenance and regular inspections, the remaining life of each of the bridges is in excess of 50 years.



3.7.1 Broad Street Pedestrian Bridge (Area 2)

The bridge was constructed in 2010 and is a three span steel girder main span bridge with cast in place deck jump spans and concrete deck. The bridge is in very good condition.



3.7.2 Albert Street Pedestrian Bridge (Area 1)

The bridge was constructed in 2004 and is a four span cast-in-place deck slab bridge. In general the bridge is in good condition.

3.7.3 Pine Island Pedestrian Bridge (Area 3)

The bridge was constructed in 2004 and is a single span steel through truss bridge with wood decking and is in good condition. Some settlement has occurred along the west sides of both approach pathways and additional granular fill is required. Timber decking at the south abutment is to be repaired, guardrail bolting at one location on the east needs tightening, and



guardrail spacer blocking on the west requires replacement. Portions of the grouted rip rap at the headslopes of both abutments are missing and require replacement.

3.7.4 Trafalgar Pedestrian Bridge (Area 2)

The bridge was constructed in 2002 and is a single span steel through truss bridge with wood decking and is in good condition. The guardrail fastening on the southeast should be repaired. It was observed that the steel bearing plates were installed with a slight overhang at both abutments on the north edges; one overhangs by 8 mm and the other by 20 mm. No action is recommended at this time, but should be monitored in future inspections.



3.8 IRRIGATION PUMP HOUSES

3.8.1 Willow Island Pump House (Area 1)

Built in 1965, the pump house is integrated with the Willow Island Overlook structure.

Envelope

The structure is cast in place concrete construction. In fair condition, the concrete slab is scaled and worn and should be patched.

Interior

There are no interior partition walls; the finish inside the pump house is exposed concrete. The interior steel stairs are in fair condition; however, the intermediate landing is loose and requires refastening.

Conveying System

A lifting hook is cast in the ceiling in order to hoist pumps from the pumpwell below.

Mechanical

Two vertical turbine pumps are original to the facility and are in fair condition. In 2012, one of the pumps was re-built and the shaft seal lubrication was changed to water from an oil drip. The pumps are currently mounted with steel angles but the mounting on Pump 1 is loose. The pumps require installation on pump bases as recommended by the pump manufacturer; vibration will shorten the pump's service life. Gate valves and check valves are also original and are in fair condition. The 600 mm diameter slide gate valve and the screens were submerged and not accessible for review.

The remainder of the associated piping, valves and instrumentation were replaced in 1994 and are in good condition. There are ports on the discharge piping that appear to be for instrumentation that has been removed. The ports should be removed and plugs installed in the openings.

Electrical

The main distribution panel, power distribution panels, and 25 kVA transformer appear to be in good condition however auto controls for pumps are not functional. Pumps are started and stopped manually.

3.8.2 Legislative Pump House (Area 3)

Constructed in 1958, the pump house contains both irrigation pumping and cooling pumps for the Legislature powerhouse. Several modifications to the pump house have been made since 1958 including addition of the electrical superstructure in the 1970's and grating platforms at the water level and docks in 2001. The Legislative overlook structure is at a separate location and its assessment is summarized in another section.



Envelope

The lowest level of the facility is a cast in place concrete pump house. The upper level is a double wythe brick wall construction with brick exterior. The roof is cast in place concrete with an exposed sloped metal cladding roof.



Wascana Centre Authority

Interior

The interior consists of painted concrete inside the pump house and exposed brick and concrete in the powerhouse. There are signs of staining, spalling and deterioration on the ceiling of the powerhouse. Localized rusting is observed on the ceiling of the pump house, particularly around embedded steel components.

Conveying System

A monorail complete with a ½ ton capacity hoist is mounted above the pumpwell.

Mechanical

The 600 gpm irrigation pump was installed in 1972 and is in good condition. There are two additional pumps in the station that are used for the Legislature powerhouse cooling; a vertical turbine pump and a horizontal split case centrifugal pump. These two pumps are operated by the Legislature staff. The horizontal split case pump is no longer in service and should be removed along with associated piping, check valve and isolation valve.

Valves should be replaced with manual isolation valves and one new hydraulically actuated pressure relief valve installed on the irrigation pump.

Screens were submerged and not accessible for review.

Electrical

The main transformer appears to have been replaced recently and the main panel appears to have been upgraded recently. Both are in good condition. There is debris on electrical components on the pump house level.

3.8.3 Douglas Park Pump House (Area 6)

Built in 1968, the pump house is integrated with the Douglas Park Overlook structure.

Envelope

The structure is cast in place concrete construction. In fair condition, the concrete slab is scaled and worn and should be patched.

Interior

There are no interior partition walls; the finish inside the pump house is exposed concrete. The interior steel stairs are in fair condition however the intermediate landing is loose and requires refastening.

Conveying System

Lifting loops are cast in the ceiling in order to hoist pumps from the pumpwell below.

Mechanical

Two vertical turbine pumps are circa 1968 and are in fair condition. In 2012, one of the pumps was re-built and the shaft seal was changed to water lubrication from an oil drip. Gate valves, check valves and screens are original and are in fair condition. The 600 mm diameter slide gate valve and the screens were submerged and not accessible for review.

The remainder of the associated piping, valves and instrumentation were replaced in 1994 and are in good condition.

Rainbird self-backwashing water filters were installed in 2010. The drain from filters goes directly to the floor. It is recommended that piping to drain the water back to the lake be installed.

Electrical

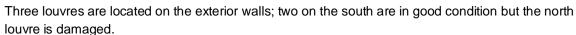
The main distribution panel, power distribution panels, and 25 kVA transformer appear to be in good condition; however, auto controls for pumps are not functional. Pumps are started and stopped manually.

3.8.4 Nursery Pump House (Area 3)

The nursery pump house is located on the south shore of the lake west of Broad Street. The original year of construction is 1962.

Envelope

The pump house structure consists of a cast in place concrete slab with cast in place walls and precast concrete roof structure.



Interior

The facility has exposed concrete finish inside. There are some gaps in the precast roof planks that require sealant. The roof flashing was repaired approximately five years ago according to WCA staff. The single steel entrance door is slightly rusted along the frame.

Conveying System

A steel hoist beam is in fair condition and requires replacement in the next five years.

Mechanical

The single vertical turbine pump and the sliding gate valve that isolates the wet well from the lake are in fair condition. The remaining piping, valves and pressure indicator are in good condition. The screen was not accessible to review.





Electrical

The main distribution panel and power distribution panel appear to be in good condition.

3.9 AERATION SYSTEMS AND FOUNTAINS

3.9.1 North Aeration System and North Lake Fountain (Area 1)

The lake's north aeration system compressor and controls are housed north of the lake. The aerators and submersible fountain pump are installed at the bottom of the lake. The aeration system and fountain were installed in 2004.

Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof.

The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components. An exhaust fan should be considered to assist in removing waste heat generated by the equipment from the building.

Rotameters which measure the air flow in the aerators have become filled with debris from the compressor and are no longer functional. The pressure gauge has also been damaged by high temperatures and debris from the compressor and requires replacement. According to WCA operations staff, the aerators and instrumentation were installed in 2004.

The aerators and the fountain submersible pump are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that on if the submersible fountain pumps had failed due to the pump type and installation, and one of the aerators is blocked. The submersible pump selection should be reviewed to ensure it is the proper type of pump for the intended purpose.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.9.2 South Aeration System and Trafalgar Fountain (Area 2)

The lake's south aeration system compressor and controls are housed in a building under the Trafalgar Overlook. The aerators and submersible fountain pump are installed at the bottom of the lake. The aeration system and fountain were installed in 2002.



Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof. The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components. Rotameters which measure the air flow in the aerators have become filled with debris from the compressor and are no longer functional. The pressure gauge has also been damaged by high temperatures and debris from the compressor and requires replacement. According to WCA operations staff, the aerators and instrumentation were installed in 2004. An exhaust fan should be considered to assist in removing waste heat generated by the equipment from the building.

The aerators and the fountain submersible pump are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that one of the submersible fountain pumps had failed due to the pump type and installation. The submersible pump selection should be reviewed to ensure it is the proper type of pump for the intended purpose.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.10 WATERFALLS

3.10.1 Pine Island Waterfall System (Area 3)

The waterfall system at Pine Island is housed in a building adjacent to the waterfall. Waterfall works were installed in 2004.

Waterfall Structure

The waterfall trough is fastened to an existing cast in place concrete bridge abutment and a walkway passes underneath the waterfall. It consists of galvanized steel HSS 102X102 at 1350 on centre, wide flange beams,





Wascana Centre Authority

steel plate/deck, aluminum railing and FRP grating.

Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof. The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.

The self-priming waterfall pump had failed shortly before the site assessment – the pump was new and being run for the first time.

An out of service compressor should be removed from the facility.

The aerators are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that one of the aerators is blocked.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.11 DOCK SYSTEMS

3.11.1 Wascana Marina Dock System (Area 2)

The Wascana Marina docks are constructed of 2x6 pressure treated plywood decking with 2'x6' cross members at 2' on centre. There are 24 docks. Year of construction is unknown. Some light damage is visible. Metal connections are in good shape, some localized rust. Dock #14 South (not labelled) has a chipped and damaged connection to Dock #14 West Dock that should be repaired.



3.11.2 Willow Island Dock System (Area 1)

At the Willow Island overlook on the mainland and at Willow Island, the dock systems each consist of cast in place concrete slabs and steel mooring posts anchored to the slabs. The mainland structure was installed in 1964. The slab at Willow Island was recently reconstructed and WCA staff advise that the wooden access ramp will be replaced soon. Both docks are in



good condition. The slab on the mainland is cracked and the concrete bench on the slab is also cracked. The railing down to the dock is damaged and requires repair. Mooring posts on the mainland slab are loose and require tightening.

The ferry dock system is south of the Willow Island overlook and accessible through a gate. Public is not allowed access. It consists of four floating wood framed sections and a ramp framed in wood with expanded metal mesh for slip resistance. The ramp is designed to be movable in order to avoid ice damage. Two sections of dock against the shore are in poor condition and could be replaced with a permanent structure fixed to the shore. The year of construction is not known.

3.11.3 Wascana Canoe Club Dock System (Area 2)

There are seven floating docks at the Wascana Canoe Club. Year(s) of construction are unknown. Four docks are constructed of 2'x6' decking supported on 2'x8' cross members at 2' on centre atop plastic flotation bins. Two docks are constructed of plywood on two layers of 2'x6' framing, and one dock is constructed with plywood on 2'x6' framing with 2'x4' side rails. There is also a



small length of gabion retaining wall system along the north area. Four of the docks are in fair to poor condition due to deteriorated timbers and connections either missing or damaged.

3.12 LAKE OVERLOOKS

3.12.1 Douglas Park Overlook (Area 6)

The overlook was constructed in 1968 and is integrated with the Douglas Park Pump House structure. The overlook portion of the facility consists of a cast in place concrete deck in a circular shape with a monolithic concrete perimeter wall atop the pump house. The overlook is in fair condition but requires attention in several locations. The gravel should be re-graded and vegetation



be removed at the entrance to minimize the step up to the overlook deck slab. The membrane protecting the concrete deck has worn and requires replacement. The concrete deck slab and perimeter wall is pocked and cracked. One of the stairs down to the lower concrete deck is severely damaged and requires replacement. The retaining walls adjacent to the structure exhibit vertical cracks at control joints and require sealant to prevent water migration.



3.12.2 South Shore Overlook (Area 3)

The overlook is built of steel support beams, wood framing, and composite decking supported on concrete foundations. Year of construction is not known. It is in fair condition due to the condition of the concrete piles – three out of four concrete piles are cracked at the top and require repair.



3.12.3 Legislative Overlook (Area 3)

The overlook was constructed in 1980 and is constructed out of cast in place concrete walls, benches and planters. The slab consists of sections of cast in place concrete and red brick. There are several locations where the brick is damaged and needs to be replaced.



3.12.4 Albert Street Pedestrian Bridge Overlook (Areas 1 & 3)

The overlooks are the approaches to the pedestrian bridge. Built in 2004, they are constructed of cast in place concrete slabs and precast concrete wall panels with an asphalt surfacing. In general the overlooks are in good condition. One image fastened to a decorative panel at the south is loose.

3.12.5 Willow Island Overlook (Area 1)

The overlook was constructed in 1964 and is integrated with the Willow Island Pump House structure. The overlook portion of the facility consists of a cast in place concrete deck in a circular shape with a monolithic concrete perimeter wall atop the pump house. Considered in fair condition, the approach slab has settled and cracked in several locations and should be mud-jacked. The membrane protecting the concrete deck has worn and requires repair or replacement.

3.12.6 Trafalgar Overlook (Area 2)

The overlook was built in 1987 and is constructed of timber framing and decking supported by a cast in place concrete abutment and nine cast in place concrete piers. The structure is in good condition however broken planks at the south end of the overlook require replacement.



3.12.7 Broad Street Pedestrian Bridge Overlook (Areas 2 & 3)

The overlooks are the approaches to the pedestrian bridge and the Broad Street Underpass. Built in 2004, they are constructed of cast in place concrete slabs and retaining walls. In general the overlooks are in good condition.



3.12.8 Candy Cane Park Overlook (Area 4)

The overlook was constructed in 1968 and consists of steel framing, timber decking and concrete pile supports. In fair condition overall, there are indications that the abutment foundation wall may have moved and requires stabilization.

A steel bearing plate at the abutment has crushed the grout underneath; therefore the grout requires replacement and the anchor bolts should be repaired. The timber decking also requires repainting and localized repairs.



3.13 NATURAL GAS DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskEnergy has a small network of natural gas lines that run throughout the Wascana Park. These lines service a number of different buildings and pump houses throughout this area. SaskEnergy is responsible to maintain and replace all lines in this area.

3.14 POWER DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskPower has a number of underground and above grade power lines running through Wascana Centre. These lines service numerous buildings, as well as lights and electrified parking stalls. According to WCA personnel, SaskPower would maintain and replace lines entering the park and servicing facilities in this area, and WCA is responsible for the power feeds to the street lights.

3.15 COMMUNICATIONS DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskTel has a small network of phone and fibre optic lines that run throughout the eight areas in Wascana Park. These lines provide the buildings within this area with phone, internet and cable. SaskTel is responsible to maintain and replace all lines in this area.

3.16 STREET LIGHTING (DESKTOP REVIEW)

There are at minimum 1570 lighting fixtures installed along the roads, pathways and parking lots throughout Wascana Centre. The majority of fixtures (63.6% calculated in a 1985 report) are Single Globe Units. This style of fixture has been modified over the years in order to minimize damage due to vandalism and is the preferred light style in Wascana Centre. At least 16 other types of lights have been installed in Areas 1



Wascana Centre Authority

through 8.

WCA is responsible for the replacement of lamps and globes in Areas 1 through 6. Approximately 5% of globes per year are replaced. A higher percentage of lamps are replaced as needed. Other electrical concerns are addressed by electricians or electrical engineers as required.

3.17 TRAFFIC SIGNS (DESKTOP REVIEW)

All traffic signs require authorization by Wascana Centre Authority Board in accordance with the Wascana Centre Bylaw #18 for Traffic Signs. Therefore WCA is required to maintain detailed plans of all regulatory and information signs throughout the park. At present there are at least 925 traffic signs in the park.

According to WCA personnel, WCA fabricates and installs all replacement signs for all areas with the exception of the University of Regina and Innovation Place (Area 7). Replacement of damaged or missing signs is one of several tasks that maintenance personnel are responsible for and thus timing of the sign installation is based on availability. The University of Regina and Innovation Place hires WCA to fabricate signs on a cost recovery basis. The University and Innovation Place personnel install signs within their areas.

In general, the signs are in fair condition. A number of signs intersecting with Broad Street, Albert Street and College Avenue have recently been upgraded to be compliant with Transportation Association of Canada (TAC) standards. The majority of signs within the park are aesthetically consistent; however the regulatory signs are not TAC compliant in terms of size, visibility and reflectivity.

REPORT

4

Assessment Methodology

The assessment of the buildings and infrastructure was performed in a manner consistent with asset management techniques outlined in the National Guide to Sustainable Municipal Infrastructure (InfraGuide).

The reviews were conducted in order to determine the visual condition of the buildings and infrastructure at an asset component level. As noted in the previous section, engineers and technical staff in the disciplines of mechanical, electrical, structural, and civil evaluated the buildings and infrastructure.

The engineers and technical staff reviewed the age, current condition, operating status, and individual criticality of components, and gathered further information in relation to potential remedial measures required for each asset. Through the assessments, a list of items have been identified that need to be addressed, in the short term, medium term and long term, to maintain the current level-of-service provided by WCA and to avoid reactive capital maintenance practices.

For the benefits of the assessments to be fully realized, this document and its findings should be integrated into a formalized asset management plan for WCA staff to reference. This will ensure that future decisions are made on the best available and most current information.

4.1 BUILDING AND SURFACE INFRASTRUCTURE ASSESSMENT TERMINOLOGY

This report is dependent on the asset inventory and condition assessment that was provided by the project team technical experts using objective data that accurately represents the existing assets at the time of inspection. The supplied asset inventory contains the following asset specific information. Careful regard was paid to the inclusion of information that was considered valuable from a functional end use perspective: Refer to Appendix B for the asset inventory databases.

Component Description – individual asset description (137 individual assets in the LLPS, see database) **Install Date** – the approximate installation or in-service date of an asset

Asset Valuation – modern equivalent asset replacement cost including supply and install; today's dollars **Assessment Date** – date the asset was inspected

Inspected By – name of inspector

Overall Condition – numeric value ranking the general condition of the asset (see below):

- 1 = Good no work required; no dollar amount; perform normal maintenance
- 2 = Minor Defect repair or maintenance required; dollar amount
- 3 = Replacement replacement required; full asset replacement cost

Frequency of Failure – numeric value ranking the reliability of an asset (see below):

- 1 = Rare asset may fail in exceptional circumstances but has not occurred in the past
- 2 = Unlikely asset could fail at some time and has occurred less than once every five to ten years; asset has been refurbished or rebuilt
- 3 = Possible asset has failed and may fail once every year; asset is beginning to approach the end of its service life



- 4 = Likely asset has failed and may fail every quarter; asset is near the end of its service life
- 5 = Imminent asset has failed and continues to fail on a monthly or frequent basis; asset has exceeded its service life

Consequence of Failure – numeric value ranking the ramification of an asset failing:

- 1 = Insignificant no injuries or illness; no environmental impact; population is unaffected; minor investment required (current O & M budget)
- 2 = Minor potential injuries or illness; minor environmental impact; low or no impact to population; unplanned investment would be required to repair/replace but could be covered by current budget
- 3 = Significant minor injuries or illness; easily reversible environmental impact; small population affected for short period of time; unplanned investment would be required to repair/replace (\$25,000 \$100,000); non-compliance
- 4 = Major severe injury or health hazards; significant and/or not easily reversible environmental impact; small population affected for extended period of time or large population affected for a minimal amount of time; unplanned investment would be required to repair/replace (\$100,000 \$250,000); basement flooding
- 5 = Catastrophic death or serious injury; severe and irreversible contamination; large population affected for extended period of time; significant unplanned investment would be required to repair/replace (greater than \$250,000)

Comments – general notes about the asset and recommendations where applicable **Asset Repair Cost** – estimated cost to repair a damaged asset; today's dollars

Data for each asset was collected on standardized inspection sheets. The information from the inspection sheets was input into a database for further analysis and result development.

4.2 PAVEMENT ASSESSMENT TERMINOLOGY

During the condition assessment, each road segment was driven a minimum of two times near the posted speed limits to allow the capture of distress and condition data. Refer to databases in Appendix B. A description of each ASTM condition distress indicator collected, and its causal effect are as follows:

Alligator Cracking – a series of interconnecting cracks caused by fatigue of the asphalt concrete (AC) under repeated traffic loading.

Bleeding – a film of bituminous material on the pavement surface that creates a shiny, glasslike, reflecting surface that can be sticky and is caused by excessive amounts of asphaltic cement, tar, or sealant in the AC mix or low air void content.

Depression – localized pavement surface areas with elevations slightly lower than those of the surrounding pavement caused by the settlement of the foundation soil or a result of improper construction.

Shoulder Drop-Off - the difference in elevation between the pavement edge and the shoulder caused by erosion, shoulder settlement or building up the road without adjusting the shoulder level.

Longitudinal and Transverse Cracking – cracks that are parallel to the pavement's centreline (longitudinal) or extend across the pavement at right angles (transverse) caused by poorly constructed paving lane joints, shrinkage of AC, or reflective cracks caused by cracking beneath the surface course.

Patches – an area of pavement that has been replaced with new material to repair the existing pavement and subsequently will not perform as well as the original pavement section.

Potholes – bowl shaped depressions in the pavement surface that generally have sharp edges and vertical sides near the top of the hole caused by severe alligator cracking and the freeze-thaw effect of water within the road structure.

Rutting – surface depression in a wheel path caused by the permanent deformation in a pavement layer or subgrade usually resulting from consolidated or lateral movement of materials due to traffic loading.

Shoving – permanent longitudinal displacement of a localized area of the pavement surface caused by traffic pushing against the pavement resulting in short, abrupt waves in the pavement surface.

Raveling – the wearing away of the pavement surface due to a loss of asphalt or tar binder and dislodged aggregate particles caused by hardened asphalt binder or a poor quality mixture.

The ASTM condition distress indicators were used to analyze the pavement condition of the road network throughout Wascana Centre. The average severity of each distress indicator was assigned to each road segment based on a rating scale of high (H), medium (M), and low (L). In addition to the severity of each distress indicator, the extent of each indicator was quantified based on the percentage of segment surface area that was covered by the distress indicator. The percentage of distress indicators were visual estimates and were not manually measured. Percentages were rounded to the nearest whole number, so if the occurrence of a distress indicator was observed and only represented 0.25% of the road segment surface area, it would be recorded as 1%.

The identification of the severity and extent distress indicators enabled the assignment of a Pavement Condition Index (PCI). To determine the PCI for each road segment, the ASTM standards were modified by relying on the road assessor's comparative judgment to assign a PCI value. This modification significantly expedited the assessment process and is considered accurate to within +/- 2 PCI percentage points of the calculated PCI value.

Additional information that was collected by the road assessors was the ride comfort indicator which was based on a rating system of 1 to 5 as well as quantity and condition information related to curbs and gutters. The remaining information presented in the database was either pre-existing to the road assessment, noted as a comment by the road assessors or provided by WCA after the road assessment was complete. These supplementary indicators were important in forming the complete roadway asset inventory which included the following:

AEID - (Area # -Type # Segment #) - unique identification code assigned to each pipe segment

Area # - defines a specific area within Wascana Centre Authority from 1 to 8

Type # - Defines what a specific type of segment

01 - roads & parking lots

02 - paths

03 - sanitary storm

04 - storm sewer

05 - potable water main

Segment # – defines a specific segment within the Wascana Center Authority



Pavement Status – description of road surface (paved or un-paved)

Road Width (m) – width of road segment; metres

Length (I) - length of road segment; metres

Recapped – number of occurrences when road segment has been recapped

Yr_Pave – year in which the paved road segment was originally constructed

Yr Recap – year in which the paved road segment was last recapped

Yr_Gravelled - year in which the gravel road segment was originally constructed

Name – official name of street which the road, curb and gutter segments are apart

From - official name of street intersection where the road, curb and gutter segments begin

To – official name of street intersection where the road, curb and gutter segments end

Alligator_% - the percentage of the road segment with alligator cracking

Alligator_Sev - the average severity of the road segment with alligator cracking (high, medium, low)

Bleeding_% - the percentage of the road segment with bleeding

Bleeding_Sev - the average severity of the road segment with bleeding (high, medium, low)

Depression % – the percentage of the road segment with depressions

Depression Sev – the average severity of the road segment with depressions (high, medium, low)

Shoulder_% - the percentage of the road segment with shoulder drop off

Shoulder_Sev - the average severity of the road segment with shoulder drop off (high, medium, low)

Longtranscracking_% – the percentage of the road segment with longitudinal and/or transverse cracking **Longtranscracking_Sev** – the average severity of the road segment with longitudinal and/or transverse cracking (high, medium, low)

Patch % - the percentage of the road segment with patch work

Patch Sev – the average severity of the road segment with patch work (high, medium, low)

Potholes_% - the percentage of the road segment with potholes

Potholes_Sev – the average severity of the road segment with potholes (high, medium, low)

Railroad_% – the percentage of the road segment with railway crossings

Railroad_Sev - the average severity of the road segment with railway crossings (high, medium, low)

Rutting % – the percentage of the road segment with wheel rutting

Rutting_Sev - the average severity of the road segment with wheel rutting (high, medium, low)

Shoving % – the percentage of the road segment with shoving

Shoving Sev - the average severity of the road segment with shoving (high, medium, low)

Raveling_% - the percentage of the road segment with raveling

Raveling_Sev – the average severity of the road segment with raveling (high, medium, low)

Comments – general notes about the road segment and recommendations where applicable

Ride_5 – numeric value ranking the 'smoothness' of the ride driven at the designated speed limit (see below):

0 = ride not determined due to road segment under construction;

1 = Very Poor – uncomfortable with constant bumps or depressions;

2 = Poor – uncomfortable with frequent bumps or depressions;

3 = Fair – comfortable with intermittent bumps or depressions;

4 = Good – smooth with few bumps or depressions;

5 = Excellent – very smooth.

PCI_100 – numeric value ranking the condition of the surface of a road segment based on the severity and extent of distresses over a scale of 1 to 100; 1 represents the lowest possible condition rating while 100 represents the highest possible condition rating; refer to Appendix A for a sample of PCI values associated with pictures from Wascana Centre to illustrate the relationship; PCI values are categorized for all road segments as follows:

```
0 = NA - PCI = 1; condition not determined due to road segment under construction;
```

```
1 = \text{Very Poor} - 55 >= PCI;
```

2 = Poor-70 > PCI >= 55;

3 = Fair - 80 > PCI >= 70;

4 = Good - 90 > PCI >= 80;

5 = Excellent - PCI >= 90.

No_of_curbs – numeric value identifying number of curbs including median curbs (0, 1, 2, 3, 4)

Curb_rating_5 – numeric value ranking the general condition of the curb and gutter (see below); refer to Appendix D for a sample of ranking values associated with pictures from Wascana Centre to illustrate the relationship:

0 = no curb and/or gutter exist;

1 = Very Poor - replacement required; full replacement cost

2 = Poor – repair or maintenance required;

3 = Fair – some minor maintenance may be required;

4 = Good – no work required; perform normal maintenance;

5 = Excellent – no work required; curb and gutter are new or appear new and well maintained

Curb_comments – general notes about the curb segment and recommendations where applicable **Inspection_Date** – date the road, curb and gutter segments were inspected

The above indicators for each road, curb and gutter segment was compiled into a database. This information was then analyzed relative to existing WCA rehabilitation and reconstruction practices.

4.3 POTABLE WATER, SANITARY SEWER AND STORM SEWER ASSESSMENT TERMINOLOGY

During our desktop review, each pipe was divided into segments in AutoCAD and listed in a database. Various categories of information were tabulated as follows:

AEID (Area # -Type # Segment #) - unique identification code assigned to each pipe segment

Area # - defines a specific area within Wascana Centre Authority from 1 to 8

Type # - Defines what a specific type of segment

01 - roads & parking lots

02 - paths

03 - sanitary storm

04 - storm sewer

05 – potable water main

Segment # - defines a specific segment within the Wascana Center Authority

Material – material type of asset

Diameter – Diameter of pipe segment



Installation – year asset was installed

Approximate yrs remaining – the approximate life remaining for a pipe segment. The life expectancies for various pipe materials are assumed as follows:

Asbestos Cement (AC) - 50 years

Copper (Cu) - 50 years

Polyvinyl Chloride (PVC) - 60 Years

Polyethylene (PE) - 60 Years

Cast Iron (CI) - 50 Years

Reinforced Concrete (CONC) - 35 Years

Vitreous Clay Tile (VCT) - 50 Years

Corrugated Steel Pipe (CSP) - 40 Years

Valves - 40 Years

Hydrants - 50 Years

Catch Basins - 40 Years

Status - Active, Not in use, Abandoned

Sub Type – Type of asset (Trunk, Main, Distribution, Hydrant Lead)

Length - Length of pipe segment

REPORT

5

Recommendations and Cost Estimates

Based on the assessments of WCA's buildings and infrastructure detailed in Sections 2 and 3, recommendations for repair prioritization and maintenance and operational considerations follow. Repair cost estimates have also been categorized according to short term (1-2 years), medium term (3-5 years) and long term (6-10 years) timeframes included at the end of this Section.

5.1 BUILDINGS

Twenty two WCA owned buildings and miscellaneous structures were assessed. Four facilities are considered to be in good condition (an FCI less than 5%), four in adequate condition (an FCI less than 10%), and 14 are in poor condition (an FCI less than 60%).

Repairs or replacement are required for approximately 25% of the building components that were reviewed. Replacements would include such tasks as re-roofing, replacing or repainting interiors, and replacing of plumbing fixtures and exhaust fans. Approximately 35% of the building assets have exceeded their theoretical lifespans and WCA should budget for their eventual replacement. Additional funds should also be reserved for replacement of a portion of buildings over the next 20 years.

Further investigation is required at eight facilities as detailed in Section 2. Note that the recommendation to retain a consultant may significantly alter both the estimated deficiency costs and the forecasted life cycle. A summary of issues requiring professional investigations is as follows:

2900 Wascana Drive - Wascana Place (Area 2)

Circuit panels in the facility are at approximately 74% capacity. Circuit panels in the facility have exceeded their forecasted life cycle but are still in serviceable condition. Retain an electrical consultant to analyze and ensure equipment is in operating condition.

Motor control center installed on the Main Floor Janitor/Electrical Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain electrical personnel to analyze and ensure equipment is operating as intended.

3201 Broad Street – Central Depot (Area 3)

An extreme amount of water was noted in the basement of the facility. Also noted was corrosion on structural teleposts. Retain a foundation consultant to analyze and make recommendations for remediation.

12"x12" vinyl asbestos tile (VAT) flooring installed in various areas in the facility is worn and damaged. Tile is being ground down to a dust with makes it extremely hazardous to building occupants, as the tile dust can easily become airborne. This situation must be corrected immediately. Retain a hazardous materials consultant to analyze and make recommendations for remediation. Replace VAT flooring with sheet vinyl products.



Circuit panels in the facility are at approximately 77%. Circuit panels in the Mechanical Room appear to have exceeded their forecasted life cycle. An electrical consultant should be retained to analyze and make recommendations for remediation.

1955 College Ave - Area 2 Service Depot (Area 1)

Mechanical Mezzanine joists appear to be over spanned and may require additional support. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible.

Area 1 Service Depot (no Civic Address, by Legislature) (Area 3)

Concrete floor is severely cracked and heaving was noted. Concrete floor in some cases has dropped 4"-6". Retain a structural engineer to evaluate and make recommendations for remediation.

Exterior walls clad with clay brick veneer wall skin with a natural finish. Extreme cracking was noted on the West side of the building. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible.

Significant cracking and separation was evident in concrete masonry unit walls in the Shop Area. Retain a structural consultant to analyze and make recommendations for remediation.

Campus Service Depot A (Area 7)

Cracking noted in the Locker Room concrete masonry unit partition walls. Repair cracking in Locker Room and monitor. If conditions worsen retain structural consultant.

Douglas Park Washroom (Area 6)

4 ply 2x12 Built-up wood beam supported by steel teleposts. One of the telepost has been altered and a study is required to determine if the building structure has been compromised. The concrete masonry unit walls exhibit several stress cracks and require further investigation. Have an assessment completed by a structural engineer to determine the safety of the structure.

217E Assiniboine Ave Greenhouse Complex including the Header House (Area 6)

Water infiltration was noted in the Basement Storage Room and concrete bunker. Retain a consultant to investigate and make recommendations for remediation.

Branch circuit panels installed in various areas throughout the facility are at approximately 80% capacity. Many circuit panels in the facility are dated. Circuit panels installed in the greenhouse corridor are extremely weathered and worn. Retain an electrical consultant to analyze the electrical system and make recommendations for remediation.

300E Assiniboine Ave Overwintering Structure (Area 6)

Branch circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may be compromised. Retain electrical consultant to perform a functional analysis to ensure circuit panels are in proper working order.

Prioritizing building asset repairs and replacements is dependent on WCA's acceptable level of risk, required level-of-service demand and available funding. A suggested prioritizing strategy is as follows:

- 1. Define asset needs and prioritize maintenance and renewal dependent on acceptable level of risk, required level-of-service and available funding.
 - Code and regulatory compliance issues
 - Assets, or groups of assets, which have the highest risk based on the Consequence of Failure and Frequency of Failure.
- 2. Explore Strategic Opportunities with regard to capital creation and leveraging strategies.
 - Energy savings through demand reduction or generation
 - Operations and maintenance savings through lifecycle extension
 - Utilization savings through right-sizing and / or consolidation of property
 - Real estate leveraging (property disposition / acquisition)
 - Community Partnership shared asset models.
- 3. Manage Implementation Strategies.
 - Measurable results that tie back to master plan
 - Effective monitoring of implementation and outcome results
 - · Continuous update of capital plan
 - Communication strategies to community stakeholders

5.2 ROADWAYS AND PARKING LOTS

The results of visual distress surveys indicate that approximately 55% of WCA's road network is in good condition or higher (PCI >80), 26% is in fair condition (PCI 70-80), and 20% is in poor condition or lower (PCI <70). For the parking lots, approximately 68% are in good condition or higher, 11% are fair, and 20% are in poor condition or lower.

Although, 55% of the road network and 68% of the parking lots are in good condition, it will be important to continue preventative maintenance on these roads. It is well known that the performance of a pavement structure is affected by the type, time of application, and quality of maintenance it receives. Timely preventative maintenance slows the rate of pavement deterioration due to traffic and environmental effects. Delays in maintenance increase the quantity and severity of the distress, and when corrected, the cost of the repair is greater. For example, the pavement may have to be completely reconstructed, as opposed to overlaid.



As WCA further advances its pavement management program, it should consider developing a maintenance policy to provide guidelines for specific improvements for various road classifications. For example, the PCI could be used to help identify thresholds for preventive and corrective maintenance measures for given pavement condition states based on specific distresses (i.e. alligator cracking would trigger a structural overlay or reconstruction, or ravelling would trigger a chip seal or thin lift overlay). Thresholds would be determined based on level of service expectations from it users, along with specific budgets. In the end, it would help define maintenance strategies for the maintenance crews, as well as help categorize maintenance and rehabilitation requirements during the budgeting and planning process. This would be one of the steps in advancing an overall asset management system for Wascana.

The priority of the projects will have to be balanced over the next several years. It should be noted that the PCI rating is one tool to provide a broad overall measure of the state of the road network. The PCI will provide WCA guideline for prioritizing projects. However, the prioritization of capital projects requires the consideration of several factors:

- Integration of the roadwork with replacement and upgrading of underground utilities (sanitary sewers, storm sewers and water mains)
- Condition of the road
- Volume of traffic on the road
- Road classification
- Stakeholder concerns
- Public safety (i.e. any unsafe pavement conditions)
- Yearly budgets
- Federal and Provincial grants
- Private cost sharing

5.3 SIDEWALKS AND PATHWAYS

Concrete and asphalt surface sidewalks and pathways throughout the Wascana Governed Area were assessed. The results of the assessment revealed that 88% of the concrete sidewalks were observed to be in good condition or higher (Condition >4), 11% were in fair condition (Condition 3), and only 1% was observed to be in poor condition or lower (Condition <2). The asphalt pathways were in slightly worse shape. In total 44% of the asphalt paths were in good condition or higher, 44% were in fair condition, and 12% were in poor condition or lower.

Asphalt and concrete sidewalks are maintained slightly differently. For concrete pathways, maintenance measures typically consist of eliminating local trip hazards and replacing failed sections of sidewalk. Asphalt sidewalks require more annual preventative maintenance, similar to roads. Active preventative maintenance includes filling cracks and potholes, and sand sealing segments of the paths. Once the asphalt surface is very rough or structurally unsound, the path must be completely reconstructed, or new asphalt be overlaid.

For concrete pathways, no major repairs have been recommended for sideways with a condition rating of 5, 4 and 3 (very good to fair). However, maintenance will be required to reconstruct any isolated sections and reduce trip hazards. When a concrete path reaches a condition rating of 2 or 1 (poor or very poor) it would trigger the complete reconstruction of the sidewalk.

For the asphalt pathways, no major repairs have been recommended for paths with a condition rating of 5 and 4 (very good and good). Pathways that have a condition rating of 3 (fair) triggered an overlay. These paths are showing more distresses, and the surface is not as smooth as original. However, they are structurally sound. Depending on WCA's desired level of service to provide to the public (i.e. smooth when roller blading, or smooth when biking or running), WCA will need to consider how soon to begin resurfacing these paths. It is suggested that paths with a condition rating of 3 that are in the worst shape in high priority areas be repaved first.

Asphalt pathways with a condition rating of 2 or 1 (poor or very poor) would trigger the complete reconstruction of the sidewalk. The paths in very poor condition (Condition 1) will need to be reconstructed due to the significant distresses and structural failures in the path. WCA should plan to reconstruct the paths with a condition rating of 2 as well. However, a detailed evaluation can determine if the structure is sound, and the surface may simply need to be replaced.

Similar to the roads, the priority of the asphalt and concrete rehabilitation will have to be balanced over the next several years. The prioritization of capital projects requires the consideration of several factors:

- · Condition of the path
- Number of trip hazards
- Number of pedestrians
- Stakeholder concerns
- Public safety (i.e. any unsafe pavement conditions)
- Yearly budgets
- Federal and Provincial grants
- Private cost sharing

In addition to evaluating the condition rating of each of the asphalt and concrete pathways, the specific number of trip hazards were recorded in each segment during the visual review. As previously noted in other sections, depending on the extent of the trip hazard, they can be unsafe to the general public. If someone falls and injures themselves because a municipality has not reasonably managed the trip hazard, the hazards can become a liability, such as the gravel path by the Trafalgar Overlook entrance which has a significant drop from the edge of the path to the ground below. This area could be addressed with a guard rail like the one installed near the skate park. Many municipal jurisdictions monitor the number of trip hazards throughout their path network, and develop yearly action plans to eliminate trip hazards. The trip hazards were tabulated for WCA and included in the database for future use and planning. If WCA has not already done so, it is recommended a plan be developed to eliminate trip hazards throughout the park.



5.4 POTABLE WATER, SANITARY SEWER AND STORM SEWER SYSTEMS

WCA's network of water, sanitary and storm underground infrastructure varies in age and material. The AutoCAD files supplied by the City of Regina, in addition to WCA's plans, the University of Regina and Innovation Place were reviewed. The City of Regina has comprehensive digital mapping of the area which is tagged with information on each pipe segment they have mapped. However we found during our review that the City mapping did not include all of the existing piping. The data included most of the infrastructure the City was responsible for plus a good portion of other infrastructure, but there is a significant amount of utilities that is not included in the digital mapping. This additional data had to be gleamed from paper plans. We recommend that WCA undertake a program to produce digital maps of all water, sanitary and storm infrastructure in the park. This mapping would be invaluable in areas such as maintenance, budgeting and planning.

Where there is any significant surface work planned, it is suggested that a full review of the undergrounds in the area be undertaken. Any required maintenance or replacement can be done at a cost saving if surface repairs are already budgeted for.

WCA is responsible primarily for the water and sanitary connections that service their facilities and the City and building owners within the park are responsible for a portion of the total inventory. In general terms we have assumed that potable water, sanitary sewer and storm sewers within the park are the responsibility of WCA, except for the final service connection to the building or where the pipe has been clearly identified as being the responsibility of others. Nonetheless, a Maintenance Log would be beneficial for WCA to keep. A Maintenance Log is a binder of notes for repairs for each year, by type. Information on the problem, method of repair, date received and date completed would also be recorded. Then based on this historical data, WCA staff could prepare statistics and graphs of the number of repairs, unit costs, crews and so forth. This information could be used to develop annual maintenance budgets and to anticipate where and when breaks are likely to occur.

There are also several 'InfraGuide' Best Practices publications distributed by the Federation of Canadian Municipalities related to maintenance of underground infrastructure.

The majority of the potable water, sanitary sewer and storm sewer infrastructure was installed in the 1960s and 1970s with pipe materials having a forecasted service life of 50 to 60 years. It can be concluded that over the next 20 years, the underground infrastructure will require an increased number of repairs and/or replacement. It is recommended that budget be allocated for the anticipated maintenance and replacement.

Theoretically, if 5% of the underground system was replaced per year, the entire system would be replaced in 20 years. However practically speaking, pipe failures would happen with increasing frequency as the 20 year horizon becomes closer. Therefore it is recommended the potable water, sanitary sewer and storm sewer network repair and replacement budget be 1-2% of the network value per year in the first few years and increase to 8-10% of the network value per year as the system ages.

The costs provided in the estimates are for replacement of the sewer and water infrastructure with new mains of the same size. There are alternatives to full replacement which may be better, depending on the specifics of each site. Alternatives may include:

- Slip lining of sewers where the existing pipe has a liner placed in it.
- · Replacement of lines with no dig technologies.

Use of these methods would have to be assessed on a case by case basis to determine if they are a cost effective alternative to replacement.

5.5 RETAINING WALLS AND SHORELINE PROTECTION

The retaining walls and shoreline protection systems are in fair condition. Preventative maintenance items for the concrete retaining walls include the use of silane sealer to extend the life of the concrete and the sealing of any cracks with sealant to prevent water ingress and further damage. Shoreline protection systems include the network of gabion baskets used to prevent shore erosion. These baskets need to be inspected and rocks added if necessary every couple of years to ensure their continued performance. In the medium term, soft spots in composite decking along the Pine Island shoreline should be repaired, and weak sections and cracks in the old bridge abutment should be repaired.

5.6 PEDESTRIAN BRIDGES

The pedestrian bridges are in very good condition since they have all been constructed in the last ten years. It is recommended that visual inspections are conducted every five years. Preventative maintenance items include the use of silane sealer to be placed on concrete elements every five years, and the repainting of steel members to extend their life. In the medium term, the approach path to the Pine Island Pedestrian Bridge should be regarded, and riprap be regrouted. In the long term, bearings should be monitored at the Trafalgar Pedestrian Bridge.

5.7 IRRIGATION PUMP HOUSES

The irrigation pump houses are in fair condition. Even though many of the components have met or exceeded their expected service life, it is reasonable to expect the pump houses to remain functional with regular maintenance. WCA should continue with their program of improving components as required to improve the operability of the pump houses, such as removing the oil drip lubrication from the pumps and installing the water filters. As the equipment ages, the likelihood of failure will increase but as detailed in the database in Appendix B, the consequence of failure for the irrigation pumping equipment is insignificant. The database in Appendix B also lists the items that require immediate repair.

WCA should implement a formal documented maintenance schedule and training program for the operation of the irrigation equipment. A documented maintenance schedule would provide a record of the "corporate knowledge" to be used for staff changes. The information would aid in identifying possible failures and provide information on the equipment to perform repairs if a failure occurs. A formal training program would



provide another method for the operators to ensure the equipment continues to function.

Structurally, the exterior concrete stair at the Douglas Park Pump House should be re-poured in the short term. In the medium term, the Willow Island Pump House floor slab should be patched and repaired. Long term considerations include patching the Legislative Pump House roof slab, replacing the Douglas Park Pump House door, and replacing the hoist beam in the Nursery Pump House.

5.8 AERATION SYSTEMS, FOUNTAINS AND WATERFALLS

The aeration systems, fountains and waterfall have been constructed within the past ten years. The components are in good condition but failures of some of the components have been reported. The equipment failures are not documented, which creates difficulties in finding the cause and preventing similar early failures.

The consequence of failure of the aeration equipment is minor, as noted in the database in Appendix B. The aeration systems help maintain oxygen levels in the water in Wascana Lake.

The operator of the aeration systems reported frequent failures of the aeration compressors. The compressors generate a significant amount of heat that caused damage to the rotameters and pressure gauges in the aeration buildings. There is no provision in the buildings that house the aeration equipment to remove the waste heat from the compressors. The issues could be improved by evaluating the air supply equipment used for the aeration systems. A blower could supply air more efficiently than the reciprocating compressors currently in use. This would reduce the amount of heat generated in the buildings. A comparison between the existing reciprocating compressors and a blower should be performed to evaluate the suitability for the application. An exhaust fan and intake louver could be installed in each building to remove the waste heat from the equipment. The buildings do have louvers for exhaust, but there is no intake louver to allow for air movement and no means for forced air movement.

Each aeration system has only one compressor. A second compressor could be installed to provide easy means to provide continued air supply. Another option is to maintain a common backup for the equipment that can be readily installed in the event of a failure. Backup equipment may not be required since the probability of failure should be low and the consequence of failure is minor, but the equipment is inexpensive and the capital investment would be low.

The fountains function mainly for aesthetic purposes and provide only a minimal amount of oxygen transfer to the lake waters. The capital investment in these items is low. The equipment can be run to failure and replaced as required. The frequency of failures should be monitored and the type of equipment reevaluated if the frequency is unacceptably high. One operator reported that one of the fountain pumps had failed due to the type of installation. If these failures continue, the equipment should be evaluated for its suitability with the application.

WCA should implement a formal documented maintenance schedule and training program for the operation of the aeration systems, fountains and waterfall equipment. A documented maintenance schedule would

provide a record of the "corporate knowledge" to be used for staff changes. The information would aid in identifying possible failures and provide information on the equipment to perform repairs if a failure occurs. A formal training program would provide another method for the operators to ensure the equipment continues to function. One operator reported that only minimal "on the job" training was provided.

In the short term, WCA should install exhaust fans and intake louvres, replace the air supply equipment pending an evaluation, and supply a common backup.

5.9 DOCK SYSTEMS

The docks are in fair condition and have a minor contribution to the aesthetics in the park. The mainland Willow Island dock has some cracks in the concrete but the island dock has recently been replaced. The Marina and Canoe club dock systems are wood modular systems and it would be easy to replace dock units as they become unusable.

5.10 LAKE OVERLOOKS

The lake overlooks are in fair condition and have a major contribution to the aesthetics in the park. Preventative maintenance items for the concrete portion of the overlooks include the use of silane sealer to extend the life of the concrete and the replacement of the waterproof membrane on the top surface of the Willow Island and Douglas Park overlooks. Wood members including handrails and planks need to be reviewed every couple of years and replaced when required. The wood walking surfaces should be painted and/or stained when required.

In the short term, repairs are required at each structure:

- Candy Cane Overlook Stabilize foundation wall and repair anchor bolts
- Trafalgar Overlook Repair broken planks on overlook
- Willow Island Overlook Mudjack approach slab to remove tripping hazard
- South South Overlook Repair cracks in top of piles at anchor bolts
- Legislative Overlook Repair or replace broken bricks

In the medium term, further repairs and replacement are required:

- Candy Cane Overlook Repaint walking surface
- Willow Island Overlook Replace membrane
- Douglas Park Overlook Replace membrane

5.11 NATURAL GAS, POWER AND COMMUNICATIONS

Based on results of the desktop review, there are no recommendations at this time. As described in Section 5.4, it is beneficial to keep current the AutoCAD plans of underground infrastructure within Wascana Park. Ultimately 'Sask 1st Call' maintains a database of underground facility information within Saskatchewan. They must be contacted prior to the start of any excavation work.



5.12 STREET LIGHTING

WCA is responsible for the maintenance of their lighting fixtures. Bulbs and globes are replaced as required. There are merits to retaining the single globe units throughout Wascana Centre because of their durability and aesthetic appeal. Other styles of light fixtures have been installed as part of various development projects funded by different stakeholders. They are also functional and their long term durability is anticipated to be comparable to the single globe units.

5.13 TRAFFIC SIGNS

WCA is responsible for the maintenance of their sign inventory. As signs are damaged or vandalized, new signs are fabricated and installed by WCA. It would be beneficial to replace regulatory signs within Wascana Centre to be compliant with TAC standards; however, the priority of this activity should be gauged in comparison in other to funding requirements.

5.14 COST ESTIMATES

Cost estimates for anticipated repairs in the short term (1-2 years), medium term (3-5 years) and long term (6-10 years) timeframes are included in Table 5-1. Detailed summaries of the cost estimates are tabulated in Appendix A and are included in the databases in Appendix B.

All cost estimates in this report are considered to be level 5 order of magnitude (-30% to +50%). Costs were derived using recent local project construction cost data as well as RS Means with location based cost factors for Regina from Quarter 2 of 2012.

Additional markups of 15% for design, 20% for design contingency and 5% for construction contingency were included in the cost estimates for the asset valuation of asset components.

It is important to apply an appropriate escalation factor to any cost estimates when budgeting beyond 2012. For example, construction costs in Saskatchewan have increased by 4% from January to June of 2012. The recent escalation of costs is due to the combination of a strong economy, material costs and labour shortage. It is anticipated that this trend will continue past 2012.

Where further investigation is recommended, the costs associated with retaining a consultant reflect the cost of an additional investigation/study for a particular asset component. The results from these investigations may significantly alter the estimated costs and life cycle data for these particular asset components.

Additional funds should be reserved for replacement of a portion of buildings over the next 20 years. Building replacement costs have been calculated to be in the order of \$27 Million and are tabulated in Appendix A.

Table 5-1 Summary of Repair Cost Estimates

ITEM	COMPONENT	CONST. ESTIMATE (\$)	DESIGN & CONTINGENCIES (\$)	TOTAL ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)			
	Buildings	1,490,000	590,000	2,080,000
	Wascana Place HVAC Replacement	940,000	370,000	1,310,000
	Roads (including Areas 7 and 8)	200,000	80,000	280,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding	202.202	450,000	
	Areas 7 and 8)	360,000	150,000	510,000
	Surface Infrastructure	40,000	10,000	50,000
	Street Lighting (including Areas 7 and 8)	560,000	225,000	785,000
	Traffic Signage (including Areas 7 and 8)	50,000	24,000	74,000
	SUBTOTAL	3,640,000	1,449,000	5,089,000
2	MEDIUM TERM REPAIRS (3 to 5 years)		T	ı
	Buildings	410,000	160,000	570,000
	Roads (including Areas 7 and 8)	500,000	200,000	700,000
	Parking Lots (including Areas 7 and 8)	700,000	280,000	980,000
	Concrete Pathways (including Areas 7 and 8)	10,000	10,000	20,000
	Asphalt Pathways (including Areas 7 and 8)	90,000	40,000	130,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding	500,000	220,000	700,000
	Areas 7 and 8)	560,000	230,000	790,000
	Surface Infrastructure	20,000	10,000	30,000
	Street Lighting (including Areas 7 and 8)	1,120,000	450,000	1,570,000
	Traffic Signage (including Areas 7 and 8)	110,000	38,000	148,000
	SUBTOTAL	3,520,000	1,418,000	4,938,000
3	LONG TERM REPAIRS (6 to 10 years)	400.000	400.000	000 000
	Buildings	490,000	190,000	680,000
	Roads (including Areas 7 and 8)	1,300,000	520,000	1,820,000
	Parking Lots (including Areas 7 and 8)	2,110,000	840,000	2,950,000
	Concrete Pathways (including Areas 7 and 8)	40,000	10,000	50,000
	Asphalt Pathways (including Areas 7 and 8)	270,000	110,000	380,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding	1 460 000	590,000	2.040.000
	Areas 7 and 8)	1,460,000	580,000	2,040,000
	Surface Infrastructure Street Lighting (including Areas 7 and 8)	10,000 2,240,000	4,000	14,000
	Traffic Signage (including Areas 7 and 8)		900,000	3,140,000
	SUBTOTAL	210,000	86,000 3,240,000	296,000
	TOTAL	8,130,000 15,290,000	6,107,000	11,370,000
	TOTAL	15,290,000	0,107,000	21,397,000



REPORT



Appendix A - Summary of Repair Cost Estimates





Wascana Centre Authority Building and Infrastructure Assessments Summary of Repair Cost Estimates Jun-12

ITEM	COMPONENT	CONST. ESTIMATE (\$)	DESIGN & CONTINGENCIES (\$)	TOTAL ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)			
	Buildings	1,490,000	590,000	2,080,000
	Wascana Place HVAC Replacement	940,000	370,000	1,310,000
	Roads (including Areas 7 and 8)	200,000	80,000	280,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure			
	(excluding Areas 7 and 8)	360,000	150,000	510,000
	Surface Infrastructure	40,000	10,000	50,000
	Street Lighting (including Areas 7 and 8)	560,000	225,000	785,000
	Traffic Signage (including Areas 7 and 8)	50,000	24,000	74,000
	SUBTOTAL	3,640,000	1,449,000	5,089,000
2	MEDIUM TERM REPAIRS (3 to 5 years)			
	Buildings	410,000	160,000	570,000
	Roads (including Areas 7 and 8)	500,000	200,000	700,000
	Parking Lots (including Areas 7 and 8)	700,000	280,000	980,000
	Concrete Pathways (including Areas 7 and 8)	10,000	10,000	20,000
	Asphalt Pathways (including Areas 7 and 8)	90,000	40,000	130,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure			
	(excluding Areas 7 and 8)	560,000	230,000	790,000
	Surface Infrastructure	20,000	10,000	30,000
	Street Lighting (including Areas 7 and 8)	1,120,000	450,000	1,570,000
	Traffic Signage (including Areas 7 and 8)	110,000	38,000	148,000
	SUBTOTAL	3,520,000	1,418,000	4,938,000
3	LONG TERM REPAIRS (6 to 10 years)			
	Buildings	490,000	190,000	680,000
	Roads (including Areas 7 and 8)	1,300,000	520,000	1,820,000
	Parking Lots (including Areas 7 and 8)	2,110,000	840,000	2,950,000
	Concrete Pathways (including Areas 7 and 8)	40,000	10,000	50,000
	Asphalt Pathways (including Areas 7 and 8)	270,000	110,000	380,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure			
	(excluding Areas 7 and 8)	1,460,000	580,000	2,040,000
	Surface Infrastructure	10,000	4,000	14,000
	Street Lighting (including Areas 7 and 8)	2,240,000	900,000	3,140,000
	Traffic Signage (including Areas 7 and 8)	210,000	86,000	296,000
	SUBTOTAL	8,130,000	3,240,000	11,370,000
	TOTAL	15,290,000	6,107,000	21,397,000

Note: All cost estimates in this report are considered to be level 5 order of magnitude (-30% to +50%). Costs were derived using recent local project construction cost data as well as RS Means with location based cost factors for Regina from Quarter 2 of 2012.

Additional markups of 15% for design, 20% for design contingency and 5% for construction contingency were included in the cost estimates for the asset valuation of asset components.

It is important to apply an appropriate escalation factor to any cost estimates when budgeting beyond 2012. For example, construction costs in Saskatchewan have increased by 4% from January to June of 2012. The recent escalation of costs is due to the combination of a strong economy, material costs and labour shortage. It is anticipated that this trend will continue past 2012.

Where further investigation is recommended, the costs associated with retaining a consultant reflect the cost of an additional investigation/study for a particular asset component. The results from these investigations may significantly alter the estimated costs and life cycle data for these particular asset components.

Additional funds should be reserved for replacement of a portion of buildings over the next 20 years. Building replacement costs have been calculated to be in the order of \$27 Million and are tabulated in Appendix A.

WASCANA CENTRE AUTHORITY BUILDING AND INFRASTRUCTURE ASSESSMENTS

WASCANA PLACE HVAC REPLACEMENT COST ESTIMATE SUMMARY Revised June 18 2012

		HEATING	
\$40,000	BOILERS	2 NEAR CONDENSING	
\$100,000	VES, PUMPS	PIPING, FITTINGS, VAI	
\$50,000	DN	BASEBOARD RADIATION	
		COOLING	
\$60,000		2 CONDENSING UNITS	
\$30,000	3	2 EVAPORATOR UNITS	
\$40,000	VES, PUMPS	PIPING, FITTINGS, VAI	
	AL	VENTILATION & SHEET MET	
\$20,000		BOILER VENTING	
\$85,000	IG COILS	VAV BOXES W/ HEATII	
\$5,000		GRILLE	
\$25,000	HAUST DUCTWORK	SUPPLY, RETURN, EX	
		CONTROLS	
\$75,000	HANICAL SYSTEMS	CONTROLS FOR MECHANICAL SYSTEMS	
		INSULATION	
\$35,000	HEATING & COOLING PIPING		
\$4,000	3	INSULATE BREECHING	
		MISCELLANEOUS	
\$125,000		DEMOLITION	
\$15,000	AL TREATMENT	BALANCING & CHEMIC	
\$30,000		HOISTING	
\$20,000		COMMISSIONING	
		E & H TAX	
	15%	OVERHEAD & PROFIT	
-		SUB-TOTAL	
	10%	DESIGN	
	30%	CONTINGENCY	
	\$100,000 \$50,000 \$60,000 \$30,000 \$40,000 \$20,000 \$85,000 \$5,000 \$25,000 \$75,000 \$4,000 \$125,000 \$15,000 \$30,000	\$100,000 \$50,0	



Wascana Centre Authority Building and Infrastructure Assessments Building Repair Cost Estimates Jun-12



ITEM	FACILITY CATEGORY	FACILITY NAME	ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 year	ars)	
	Commercial Buildings	2900 Wascana Drive - Wascana Place	269,225
	Commercial Buildings	3000 Wascana Drive - Wascana Marina	8,492
	Depots and Maintenance Facilities Depots and Maintenance Facilities	3201 Broad Street - Central Depot	161,205
	Depots and Maintenance Facilities	3300 Broad Street - Quonset 221E Assiniboine Avenue - Maintenance Shop	9,460 72,050
	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	46.695
	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	108,900
	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	140,690
1.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	87,010
	Depots and Maintenance Facilities	Campus Service Depot A	85,195
	Washrooms	2801 Albert Street - Washroom #1 Legislature	107,965
	Washrooms	3200 Lakeshore Drive - Washroom #2	106,040 85,250
	Washrooms Washrooms	Washroom #3 Washroom #4	
	Washrooms	Willow Island Washroom #5 and Associated Staff Space	108,789 51,590
	Washrooms	Washroom #6	263,010
	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	107,690
1.18	Washrooms	Douglas Park Washroom	132,110
1.19	Miscellaneous	19th Ave & Smith St - Bandshell	40,590
	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	33,825
	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	16,610
1.22	Miscellaneous	Willow Island Covered Picnic Area	32,725
	SUBTOTAL MEDIUM TERM REPAIRS (3 to 5 years)	nora)	2,075,116
	Commercial Buildings	2900 Wascana Drive - Wascana Place	79,750
	Commercial Buildings	3000 Wascana Drive - Wascana Marina	195,800
	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	3,300
	Depots and Maintenance Facilities	3300 Broad Street - Quonset	0,000
2.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	1,100
2.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	12,650
2.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	1,100
	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	2,750
	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	0
	Depots and Maintenance Facilities	Campus Service Depot A	0
	Washrooms Washrooms	2801 Albert Street - Washroom #1 Legislature 3200 Lakeshore Drive - Washroom #2	15,400 42,350
	Washrooms	Washroom #3	42,350
	Washrooms	Washroom #4	42,350
	Washrooms	Willow Island Washroom #5 and Associated Staff Space	14,850
2.16	Washrooms	Washroom #6	0
2.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	0
	Washrooms	Douglas Park Washroom	0
	Miscellaneous	19th Ave & Smith St - Bandshell	0
	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	119,350
	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	0
2.22	Miscellaneous SUBTOTAL	Willow Island Covered Picnic Area	573,100
3	LONG TERM REPAIRS (6-10 years	<u> </u>	373,100
	Commercial Buildings	2900 Wascana Drive - Wascana Place	281,050
	Commercial Buildings	3000 Wascana Drive - Wascana Marina	59,400
	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	17,600
	Depots and Maintenance Facilities	3300 Broad Street - Quonset	3,300
	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	18,150
	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	13,200
	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	56,650
	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	5 500
	Depots and Maintenance Facilities Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature) Campus Service Depot A	5,500 3,850
	Washrooms	2801 Albert Street - Washroom #1 Legislature	ა,იი0
	Washrooms	3200 Lakeshore Drive - Washroom #2	0
	Washrooms	Washroom #3	0
	Washrooms	Washroom #4	0
	Washrooms	Willow Island Washroom #5 and Associated Staff Space	0
	Washrooms	Washroom #6	3,850
	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	0
	Washrooms	Douglas Park Washroom	3,850
	Miscellaneous	19th Ave & Smith St - Bandshell	18,150
	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	66,000
	Miscellaneous Miscellaneous	300E Assiniboine Ave - Overwintering Structure Willow Island Covered Picnic Area	128,700
3.22	SUBTOTAL	avillow Island Govered Figure Area	679,250
	1	ı	



Wascana Centre Authority Building and Infrastructure Assessments Building Replacement Cost Estimates Jun-12



ITEM	FACILITY CATEGORY	FACILITY NAME	ESTIMATE (\$)
1.01	Commercial Buildings	2900 Wascana Drive - Wascana Place	5,890,000
1.02	Commercial Buildings	3000 Wascana Drive - Wascana Marina	4,540,000
1.03	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	1,250,000
1.04	Depots and Maintenance Facilities	3300 Broad Street - Quonset	300,000
1.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	800,000
1.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	720,000
1.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	520,000
1.08	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	850,000
1.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	980,000
1.10	Depots and Maintenance Facilities	Campus Service Depot A	980,000
1.11	Washrooms	2801 Albert Street - Washroom #1 Legislature	270,000
1.12	Washrooms	3200 Lakeshore Drive - Washroom #2	440,000
1.13	Washrooms	Washroom #3	440,000
1.14	Washrooms	Washroom #4	440,000
1.15	Washrooms	Willow Island Washroom #5 and Associated Staff Space	440,000
1.16	Washrooms	Washroom #6	1,680,000
1.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	440,000
1.18	Washrooms	Douglas Park Washroom	950,000
1.19	Miscellaneous	19th Ave & Smith St - Bandshell	270,000
1.20	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	4,270,000
1.21	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	540,000
1.22	Miscellaneous	Willow Island Covered Picnic Area	220,000
	TOTAL		27,230,000

Note: These are order of magnitude costs based on industry average prices per area for buildings of comparable use. Planning and schematic design is required in order to determine specific building requirements and related costs.



Wascana Centre Authority Building and Infrastructure Assessments Road Cost Estimates Jun-12

ITEM	AREA ID	ROAD NAME	RIDE	PCI	DESCRIPTION	ESTIMATE (\$)
1.01	01-01-0002	WASCANA DR	3	66	Mill and Fill	204,000
1.02	01-01-0005	RAMSEY WAY	3	68	Mill and Fill	166,000
1.03	02-01-0003	QUINN DR	2	56	Mill and Fill	77,000
1.04	03-01-0012	AVENUE B	3	66	Mill and Fill	50,000
1.05	03-01-0013	AVENUE B	3	66	Mill and Fill	48,000
1.06	03-01-0018	AVENUE D	2	64	Mill and Fill	57,000
1.07	03-01-0031	AVENUE H	3	54	Reconstruction	143,000
1.08	03-01-0016	AVENUE C	2	64	Mill and Fill	66,000
1.09	03-01-0021	LLOYD ACCESS RD	2	57	Mill and Fill	74,000
1.10	04-01-0002	WASCANA DR	2	64	Mill and Fill	240,000
1.11	04-01-0003	WASCANA DR	3	67	Mill and Fill	440,000
1.12	04-01-0007	POWERHOUSE DR	3	59	Mill and Fill	106,000
1.13	05-01-0002	LAKESHORE DR	2	65	Mill and Fill	400,000
1.14	05-01-0003	ROAD TO PARKING LOT	2	52	Reconstruction	282,000
1.15	06-01-0002	ASSINIBOINE AVE	3	65	Mill and Fill	369,000
1.16	07-01-0006	UNIVERSITY DR W	3	67	Mill and Fill	75,000
	SUBTOTAL					2,797,000

Note: it is assumed that 10% of the deficient roads will be repaired in the short term (1 to 2 years), 25% in the medium term (3 to 5 years) and 65% in the long term (6 to 10 years).



Wascana Centre Authority Building and Infrastructure Assessments Parking Lot Cost Estimates Jun-12

ITEM	AREA ID	PARKING LOT NAME	RIDE	PCI	DESCRIPTION	ESTIMATE (\$)
1 MEDIUM AND LONG TERM REPAIRS (6 to 10 years)						
1.01	01-01-0009	WASCANA POOL	1	41	Reconstruction	66,000
1.02	01-01-0010	WILLOW ISLAND	3	67	Mill and Fill	68,000
1.03	01-01-0013	Lot 22	2	54	Reconstruction	238,000
1.04	02-01-0006	WASCANA PLACE	2	63	Mill and Fill	139,000
1.05	02-01-0005	MARINA	2	54	Reconstruction	791,000
1.06	03-01-0041	LAKESHORE DRIVE	3	68	Mill and Fill	38,000
1.07	03-01-0007	LEGISLATIVE PARKING SE	3	54	Reconstruction	176,000
1.08	03-01-0008	LEGISLATIVE PARKING SW	3	54	Reconstruction	179,000
1.09	03-01-0022	LLOYD PK LOT S	2	58	Mill and Fill	164,000
1.10	03-01-0027	LOT 1	3	66	Mill and Fill	267,000
1.11	03-01-0029	LOT 2	3	69	Mill and Fill	267,000
1.12	03-01-0044	WCA BROAD ST DEPOT ACCESS	2	53	Reconstruction	369,000
1.13	04-01-0006	SCIENCE CENTER	3	60	Mill and Fill	125,000
1.14	04-01-0008	LOT 1-SASKPOWER PRK	3	57	Mill and Fill	179,000
1.15	07-01-0034	LOT H	3	69	Mill and Fill	260,000
1.16	07-01-0010	LOT 3	2	63	Mill and Fill	585,000
1.17	07-01-0009	LOT 3	2	66	Mill and Fill	532,000
	SUBTOTAL					3,932,000

Note: it is assumed that 25% of the deficient parking lots will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years)



Wascana Centre Authority Building and Infrastructure Assessments Concrete Pathway Cost Estimates Jun-12

ITEM	AREA ID	CONDITION	DESCRIPTION	ESTIMATE (\$)	
1	1 MEDIUM AND LONG TERM REPAIRS (6 to 10 years)				
1.01	03-02-0336	2	Reconstruction	6,000	
1.02	03-02-0363	2	Reconstruction	22,000	
1.03	03-02-0384	2	Reconstruction	3,000	
1.04	03-02-0358	2	Reconstruction (Exposed Agg.)	15,000	
1.05	04-02-0511	2	Reconstruction	23,000	
1.06	07-02-0836	2	Reconstruction	15,000	
1.07	07-02-0846	2	Reconstruction	10,000	
1.08	07-02-0848	2	Reconstruction	13,000	
	SUBTOTAL			61,000	

Note: it is assumed that 25% of the deficient pathways will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years).



Wascana Centre Authority Building and Infrastructure Assessments Asphalt Pathway Cost Estimates Jun-12

ITEM	AREA ID	CONDITION	DESCRIPTION	ESTIMATE (\$)
1	MEDIUM AND	LONG TERM	REPAIRS (6 to 10 years)	
1.01	01-02-0137	1	Reconstruction	11,000
1.02	01-02-0130	2	Reconstruction	5,000
1.03	01-02-0123	2	Reconstruction	9,000
1.04	01-02-0126	2	Reconstruction	9,000
1.05	01-02-0121	2	Reconstruction	12,000
1.06	01-02-0129	3	Overlay	2,000
1.07	01-02-0146	3	Overlay	3,000
1.08	01-02-0129	3	Overlay	2,000
1.09	01-02-0146	3	Overlay	3,000
1.10	01-02-0127	3	Overlay	6,000
1.11	01-02-0125	3	Overlay	19,000
1.12	03-02-0328	3	Overlay	15,000
1.13	03-02-0393	3	Overlay	29,000
1.14	04-02-0504	1	Reconstruction	38,000
1.15	05-02-0611	2	Reconstruction	31,000
1.16	05-02-0604	3	Overlay	48,000
1.17	05-02-0605	3	Overlay	1,000
1.18	05-02-0612	3	Overlay	37,000
1.19	06-02-0710	3	Overlay	33,000
1.20	07-02-0809	2	Reconstruction	33,000
1.21	07-02-0808	3	Overlay	55,000
1.22	07-02-0810	3	Overlay	67,000
1.23	07-02-0838	3	Overlay	3,000
1.24	07-02-0840	3	Overlay	2,000
1.25	07-02-0862	3	Overlay	13,000
1.26	08-02-0901	3	Overlay	17,000
1.27	08-02-0902	3	Overlay	2,000
1.28	08-02-0914	3	Overlay	1,000
	SUBTOTAL			506,000

Note: it is assumed that 25% of the deficient pathways will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years).



Wascana Centre Authority Building and Infrastructure Assessments Potable Water, Sanitary Sewer and Storm Sewer Cost Estimates Jun-12

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)			
1	1 SHORT TERM REPAIRS (1 to 2 years)					
1.01	1	5,741,400	114,828			
1.02	2	877,800	17,556			
1.03	3	9,686,600	193,732			
1.04	4	3,353,000	67,060			
1.05	5	2,808,400	56,168			
1.06	6	3,046,400	60,928			
	SUBTOTAL	25,513,600	510,272			
2	MEDIUM TERM	M REPAIRS (3 to 5 years)				
2.01	1	5,741,400	229,656			
2.02	2	877,800	35,112			
2.03	3	9,686,600	387,464			
2.04	4	3,353,000	134,120			
2.05	5	2,808,400	112,336			
2.06	6	3,046,400	121,856			
	SUBTOTAL	25,513,600	794,576			
3	LONG TERM F	REPAIRS (6 to 10 years)				
3.01	1	5,741,400	459,312			
3.02	2	877,800	70,224			
3.03	3	9,686,600	774,928			
3.04	4	3,353,000	268,240			
3.05	5	2,808,400	224,672			
3.06	6	3,046,400	243,712			
	SUBTOTAL	25,513,600	2,041,088			

- 1. It is assumed that 2% of the inventory will require replacement in the short term.
- 2. It is assumed that 4% of the inventory will require replacement in the medium term.
- 3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.



Wascana Centre Authority Building and Infrastructure Assessments Surface Infrastructure Repair Cost Estimates Jun-12

ITEM	COMPONENT	DESCRIPTION	ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)		
	North Shore Retaining Wall	Fill in void at exposed wall	500
	East Shore Retaining Wall by Willow Island	Seal vertical cracks with sealant	1,000
	East Shore Retaining Wall by Willow Island	Seal vertical cracks with sealant	1,000
	Pine Island Main Shoreline	Replace missing rocks and reset shifted baskets	5,000
	Trafalgar Pedestrian Bridge Shoreline	Replace missing rocks	1,000
		Install pump on base as recommended by pump manufacturer. Current	
	NACTI 1.1 1.5 1.1	mounting with steel angle is loose. Vibration will shorten the pump's	0.00
	Willow Island Pump House	service life.	3,000
		Install pump on base as recommended by pump manufacturer. Current	
	M/III I-I I D	mounting with steel angle is insufficient. Vibration will shorten the pump's	2.000
	Willow Island Pump House	service life.	3,000
	Willow Island Pump House	Remove flow switches in the piping and replace with plugs.	500
	Legislative Pump House	valve	1,000
	Douglas Park Pump House	Repour single stair riser	1,000
	Douglas Park Pump House	Install tubing to direct seal water to drain.	500
		Review equipment for air supply system. The compressor has a low	
		efficiency. Most of the energy is spent in wasted heat, which increases the	
	L <u>.</u>	temperature in the building and reduces the life of the compressor and	
	North Aeration System and North Lake Fountain	other components.	
		Review equipment for fountain supply. Ensure pump is suitable for the	
	North Aeration System and North Lake Fountain	installed conditions.	
	North Aeration System and North Lake Fountain	Replace the rotameters	2,000
	North Aeration System and North Lake Fountain	Replace the pressure gauge	500
	South Aeration System and Trafalgar Fountain	Replace the rotameters	2,000
	South Aeration System and Trafalgar Fountain	Replace the pressure gauge	500
		Review equipment for air supply system. The compressor has a low	
		efficiency. Most of the energy is spent in wasted heat, which increases the	
		temperature in the building and reduces the life of the compressor and	
	Pine Island Waterfall System	other components.	
	Pine Island Waterfall System	Pump requires repair but should be done under warranty	500
	Pine Island Waterfall System	Remove blockage from aerator	500
	Pine Island Waterfall System	Replace the rotameters	2,500
	Pine Island Waterfall System	Replace the pressure gauge	500
	Willow Island Dock System	Tighten Mooring Posts	200
	South Share Overlook	Repair top of SE pile	1,000
	South Shore Overlook Douglas Park Overlook	Repair top of SW and NW piles Clear brush and relevel gravel to decrease step height	2,000 1,000
	5	Mudjack under slab near Overlook to decrease step height	
	Willow Island Overlook Candy Cane Park Overlook	,	10,000
	Candy Cane Park Overlook Candy Cane Park Overlook	Regrout under baseplate and repair anchor bolts Stabilize foundation wall	2,000
	Trafalgar Overlook	Patch bugholes	1,500
	Trafalgar Overlook Trafalgar Overlook	Replace broken planks at end of outlook	500
	SUBTOTAL	The place broken planks at end of outlook	45,200
2	MEDIUM TERM REPAIRS (3 to 5 years)		43,200
	Pine Island Main Shoreline	Fix soft spots in decking	2,000
	Pine Island Main Shoreline	Patch and repair weak sections and cracks in concrete	9,000
	Pine Island Bridge	Add granular material to NW corner and fill in sag	1,000
	Pine Island Bridge	Replace and regrout missing stones	2,000
	Pine Island Bridge	Fasten transition plate at south abutment	2,000
	Pine Island Bridge	Replace plank at south abutment	
	Pine Island Bridge	Add granular material to SW corner	1.000
	Willow Island Pump House	Patch and repair floor	3,000
	Douglas Park Overlook	Replace Membrane	5,500
	Willow Island Overlook	Replace Membrane	5,500
	Candy Cane Park Overlook	Repaint in next 2 years	500
	SUBTOTAL	Tropaint in Heat 2 years	29,500
2	LONG TERM REPAIRS (6 to 10 years)	1	23,300
	Trafalgar Bridge	Monitor Bearings	1,000
	Douglas Park Pump House	Replace door	1,000
	Nursery Pump House	Replace door Replace Hoist beam in next 5 years	2,000
	Various	Miscellaneous Repairs	10,000
	SUBTOTAL		14,000



Wascana Centre Authority Building and Infrastructure Assessments Street Lighting Cost Estimates Jun-12

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)	
1	SHORT TERM	REPAIRS (1 to 2 years)		
1.01	1 to 8	39,250,000	785,000	
	SUBTOTAL	39,250,000	785,000	
2	MEDIUM TERM	M REPAIRS (3 to 5 years)		
2.01	1 to 8	39,250,000	1,570,000	
	SUBTOTAL	39,250,000	1,570,000	
3	LONG TERM REPAIRS (6 to 10 years)			
3.01	1 to 8	39,250,000	3,140,000	
	SUBTOTAL	39,250,000	3,140,000	

- 1. It is assumed that 2% of the inventory will require replacement in the short term.
- 2. It is assumed that 4% of the inventory will require replacement in the medium term.
- 3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.



Wascana Centre Authority Building and Infrastructure Assessments Traffic Signage Cost Estimates Jun-12

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)
1	SHORT TERM	REPAIRS (1 to 2 years)	
1.01	1 to 8	3,700,000	74,000
	SUBTOTAL	3,700,000	74,000
2	MEDIUM TERM	M REPAIRS (3 to 5 years)	
2.01	1 to 8	3,700,000	148,000
	SUBTOTAL	3,700,000	148,000
3	LONG TERM F	REPAIRS (6 to 10 years)	
3.01	1 to 8	3,700,000	296,000
	SUBTOTAL	3,700,000	296,000

- 1. It is assumed that 2% of the inventory will require replacement in the short term.
- 2. It is assumed that 4% of the inventory will require replacement in the medium term.
- 3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.

REPORT

B

Appendix B - Assessment Databases



et Inventory							Value			Condition				Risk		Maintenance	
sset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cos	t Install Dat	e Year of Valuation	Useful life (vears) Ass	et Valuation Assessment	Date Inspected By	Overall	Comments		f Consequence	Recommended Maintenance	Asset Repair
RALL	7.0001 Gas Gatogory	7.000t Component	Component Decomposition	• • • • • • • • • • • • • • • • • • • •	Quantity	5 555	inotan Pat		. 00014111110 () 04110) 7100	7. Tanadion 7.00000mom	mopostou 2	Condition		failure	of failure		7.000t Ttopan
ALL	Superstructure Type	CIP Deck (Spans 1, 2,4) Steel Girder (Span 3	3)														
	Deck Type	Reinforced Concrete															
	Substructure Type	Reinforced Concrete															
	# Spans	4															
	0	50.50.004.00															
	Span Length	5.8, 5.8, 22.4, 6.0 m															
	Deck Width	3.36 metres															
	Bridge Use	Pedestrian and Light vehicle loading															
CTURAL RSTRUCTUR)E																
NOTROCTOR	Deck																
											Geoff Sarazir						
		Surface	Smooth Concrete Finish	_			2010	2012	25	00 Jun 12	and Milagro	1 Cood		1 Poro	2 - Minor		
		Surface	Smooth Concrete Finish	-	-		2010	2012	25	08-Jun-12	Vaquerano Geoff Sarazir	1 - G000		1 - Rare	Z - IVIII IOI		
											and Milagro						
		Deck	Cast in Place concrete	m ³	24	\$ 1,70	00 2010	2012	75 \$	39,950 08-Jun-12	Vaquerano			1 - Rare	4 - Major		
											Geoff Sarazir and Milagro						
		Bridgerail Posts	Round pipe	m	86	\$ 52	25 2010	2012	50 \$	44,940 08-Jun-12	Vaquerano			1 - Rare	2 - Minor		
											Geoff Sarazir						
		Handrails	Round pipe and decorative trim	m	86	\$ 20	00 2010	2012	50 \$	17,120 08-Jun-12	and Milagro Vaguerano	1 - Good		1 - Rare	2 - Minor		
TRUCTURE		панціань	Round pipe and decorative tilin	111	00	\$ 20	00 2010	2012	50 \$	17,120 00-Jun-12	vaquerano	1 - G000		i - Kale	Z - IVIIIIOI		
	Girder Dimensions																
		Spans 1,2 & 4									Geoff Sarazir						
											and Milagro						
		Туре	One way concrete slab	-	_		2010	2012	75	08-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
		•									Geoff Sarazir				·		
		Helsele	4.75 Abial				0040	0010		00 1	and Milagro	4 0		4	4 . 8 4		
		Height Span 2	175 mm thick	-	-		2012	2012		08-Jun-12	Vaquerano	1 - G00d		1 - Rare	4 - Major		
		opan 2									Geoff Sarazir						
											and Milagro						
	Abutment 1	Туре	Two curved Steel girders	m	45	\$ 85	50 2010	2012	75 \$	38,250 08-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
	Abutilient i										Geoff Sarazin						
											and Milagro						
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	1	\$ 2,35	50 2010	2012	75 \$	2,350 08-Jun-12	Vaquerano			1 - Rare	4 - Major		
											Geoff Sarazir and Milagro						
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	1	\$ 2,35	50 2010	2012	75 \$	2,350 08-Jun-12	Vaquerano	1 - Good		1 - Rare	3 - Significant		
						,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Geoff Sarazir				J J		
		Bearing	No. London							00 1	and Milagro	4 0					
		Bearings	No bearings	-	-					08-Jun-12	Vaquerano Geoff Sarazin						
											and Milagro						
		Riprap	Gabion baskets	m ³	6	\$ 32	25 2010	2012	30 \$	1,950 08-Jun-12	Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Abutment 2										Geoff Sarazir						
											and Milagro						
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	1	\$ 2,35	50 2010	2012	75 \$	2,350 08-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
											Geoff Sarazin				·		
		Wingwell Construction	Cast in Place Concrete Winguette	m ³	2	¢ 0.00	2010	2012	75 0	5,640 08-Jun-12	and Milagro	1 Cood		1 D	2 Cignificani		
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	2	\$ 2,35	2010	2012	75 \$	5,040 U8-Jun-12	Vaquerano Geoff Sarazir	i - G000		1 - Rare	3 - Significant		
											and Milagro						
		Bearings	No bearings	-	-					08-Jun-12	Vaquerano	1 - Good					
											Geoff Sarazin and Milagro						
		Riprap	Gabion baskets	m ³	6	\$ 32	25 2010	2012	30 \$	1,950 08-Jun-12	Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Pier 1					. 02				,				2	-		
											Geoff Sarazin and Milagro						
		Concrete Pier Wall	750 thick pier wall	m ³	7	\$ 2,35	50 2010	2012	75 \$	16,450 08-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
		Condition from	. So thick pior wall			Ψ 2,00	2010	-012	75 \$	10,700 00-0011-12	Geoff Sarazin	. 5000		i itale	, major		
											and Milagro				<u></u>		
	Dior 2	Bearings	Neoprene Bearing Pad	Ea.	2	\$ 10	00 2010	2012	30 \$	200 08-Jun-12	Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	Pier 2										Geoff Sarazir						
											and Milagro						
		Concrete Pier Wall	750 thick pier wall	m ³	7	\$ 2,35	50 2010	2012	75 \$	16,450 08-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
											Geoff Sarazin						
		Bearings	Neoprene Bearing Pad	Ea.	2	\$ 10	00 2010	2012	30 \$	200 08-Jun-12	and Milagro Vaquerano	1 - Good		2 - I Inlikely	3 - Significant		
				La.	_	Ψ		-014	JU 9	200 00-0uii-12	vaquorano	. 0000		- Jillingiy	o organicant		

Asset Inventory							Value				Condition				Risk		Maintenance	
	Access Oct Contraction	Annal Community	Common and Books in the	11-2	0	Unit On		V V V V V V V V V V V V V V V V V V V	Hanfullife (comm)	N 1 M - l 1'		Data Incorporate I D	Overall	0		Consequence of		A cont Boundaries
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Co	st Install Da	te Year of Valuation	Useful life (years)	Asset Valuatio	n Assessment	Date Inspected B	Condition	Comments	failure	failure	Recommended Maintenance	Asset Repair Cost
OVERALL	Inspected By	Geoff Sarazin and Milagro Vaquerano																
		- · ·																
	Inspection Date	07-Jun-12																
	Location	Albert Street																
	Superstructure Type	Cast in Place Concrete Slab																
	Deck Type	Cast in Place Concrete																
	Substructure Type	Cast in Place Concrete Piers and Abutments																
	Cubstructure Type	Cast III I lade Controle I lete and Abditherite																
	# Spans	4																
	Span Length	8.6, 5.4, 5.4, 8.5 m																
	opan Longar	0.0, 0.4, 0.4, 0.0 11																
	Deck Width	5.0 metres																
	Bridge Use	Pedestrian and Light vehicle loading																
STRUCTURAL		redestrian and Light vehicle loading																
SUPERSTRUCTUR																		
	Deck											Geoff Sarazin						
												and Milagro						
		Surface	Cast in Place concrete	-	-		2004?	2012	25		07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		1 - Rare	2 - Minor		
												and Milagro						
		Deck	Cast in Place concrete	m ³	35	\$ 1,7	700 2004?	2012	75	\$ 59,500	07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		1 - Rare	4 - Major		
												and Milagro						
		Bridgerail Posts	Round pipe	m	54	\$ 5	525 2004?	2012	50	\$ 28,140	07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		2 - Unlikely	2 - Minor		
												and Milagro						
		Handrails	Round pipe and decorative trim	m	54	\$ 3	325 2004?	2012	50	\$ 17,420	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Abutment 1											Geoff Sarazir						
				2								and Milagro						
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	6	\$ 2,3	350 2004?	2012	75	\$ 14,100	07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		1 - Rare	4 - Major		
												and Milagro						
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2,3	350 2004?	2012	75	\$ 23,500	07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		1 - Rare	3 - Significant		
												and Milagro						
	Abutment 2	Bearings	Neoprene Bearing Pad	m	5	\$ 1	100 2004?	2012	30	\$ 500	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	Abutment 2											Geoff Sarazin						
		B 1 10 1 11		3								and Milagro			. 5			
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	6	\$ 2,3	350 2004?	2012	75	\$ 14,100	07-Jun-12	Vaquerano Geoff Sarazir	1 - G00d		1 - Rare	4 - Major		
				2						_		and Milagro						
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2,3	350 2004?	2012	75	\$ 23,500	07-Jun-12	Vaquerano Geoff Sarazir	1 - Good		1 - Rare	3 - Significant		
												and Milagro						
	Pier 1	Bearings	Neoprene Bearing Pad	m	5	\$ 1	100 2004?	2012	30	\$ 500	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	I IVI I											Geoff Sarazir						
		Concrete Pier Wall	Concrete Pier Wall	m ³	6	¢ 0.0	350 2004?	2012	75	¢ 4440	07-Jun-12	and Milagro Vaquerano	1 Good		1 - Rare	4 - Major		
		Concrete Pier Wall	Concrete Fier Wall	111	ь	\$ 2,0	350 2004?	2012	75	\$ 14,100	07-Jun-12	Geoff Sarazin	1 - G00d		1 - Kare	4 - Major		
		Bearing	Name and Brazina Bart		_		100 00040	2010	00	6 500	07.140	and Milagro	4.01		0 11:17:11	0. 0::		
	Pier 2	Bearings	Neoprene Bearing Pad	m	5	\$ 1	100 2004?	2012	30	\$ 500	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
												Geoff Sarazir						
		Concrete Pier Wall	Concrete Pier Wall	m ³	6	\$ 23	350 2004?	2012	75	\$ 14100	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
					-	¥ 2,0	20011			,100		Geoff Sarazin				· major		
		Bearings	Neoprene Bearing Pad	m	5	\$ 1	100 2004?	2012	30	\$ 500	07-Jun-12	and Milagro Vaquerano	1 - Good		2 - Unlikaly	3 - Significant		
		200igo		1111	J	Ψ	.00 2007:	2012	30	J	31 Juli-12	vaqueiano	. 0000		2 Officery	o Organicant		

Asset Inventory							Valu	ue				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Co			Year of Valuation Usef	ul life (years) Asset			te Inspected By	Overall Condition	Comments		f Consequence of failure		Asset R	epair Cos
OVERALL	Superstructure Type	Steel Through Truss with steel cross beams																		
	Deck Type	2 x 8 wood planks																		
	Substructure Type	Cast in Place Concrete Backwalls and Wingwa																		
			diis																	
	# Spans	1																		
	Span Length	15.0 metres																		
	Deck Width	3.84 metres																		
	Bridge Use	Pedestrian and Light vehicle loading																		
STRUCTURAL	Approach 1																			
													Geoff Sarazin and Milagro		Some settlement on NW corner,			Add granular material to NW		
		Approach Road	Gravel pathway	-	-			- 20	012	-		07-Jun-12	Vaquerano Geoff Sarazin	1 - Good	visible sag near approach slab	1 - Rare	2 - Minor	corner and fill in sag	\$	1,000
		Approach Slab	400 mm thick x 7.0 m long	m ³	11	¢ 1	450 2004	12 2	012	75 \$	15.050	07-Jun-12	and Milagro Vaquerano	1 Good		1 - Rare	2 - Minor			
	Approach 2	Approach Siab	400 min trick x 7.0 m long	1111	111	φ I,	450 2004	, , 20	712	75 \$	15,950	07-Juli-12		1 - G000		I - Kale	Z - IVIII IOI			
													Geoff Sarazin and Milagro					Add granular material to SW		
		Approach Road	Gravel pathway	-	-		2004	!? 20	012	-		07-Jun-12	Vaquerano Geoff Sarazin	1 - Good	Some settlement at SW corner	1 - Rare	2 - Minor	corner	\$	1,000
		Approach Slab	400 mm thick x 7.0 m long	m ³	11	¢ 1	450 2004	12 2	012	75 \$	15 950	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
SUPERSTRUCTUR		Approach Glab	400 min thick x 7.0 mileng		'''	Ψ 1,	430 Z004		712	75 \$	10,000	07-5011-12	vaquerano	1 - 0000		1 - Itale	Z - WIIITOI			
	Deck	Surface	Arched profile	-	-			- 20	012	-		07-Jun-12	0							
													Geoff Sarazin and Milagro		Damage at west corner at south			Replace plank at south		
		Deck	38 x 184 treated wood planks	m ²	58	\$	48 2004	1? 20	012	25 \$	2,784	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good	abutment	2 - Unlikely	2 - Minor	abutment		
		Dools to Cindon Dolla	Dionka parawad to 20 y 90 balaw				2004	40 0	040			07 1 40	and Milagro	4 0	Loose transition plate at south	O Halibak	4 (::6:	Fasten transition plate at south		
		Deck to Girder Bolts	Planks screwed to 38 x 89 below	-	-		2004	17 20	012	-		07-Jun-12	Vaquerano Geoff Sarazin	1 - G000	abutment	2 - Unlikely	1 - Insignificant	abutment		
		Bridgerail Posts	Round pipe and vertical truss components	m	56	\$	525 2004	4? 2	012	50 \$	29,400	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
											.,		Geoff Sarazin		Loose bolt on east side at 7th plank from north, broken spacer					
													and Milagro		block on west side at south					
	Girder Dimensions	Handrails	38 x 286 fastened to top chord of truss	m	56	\$	11 2004	‡? 20	012	25 \$	588	07-Jun-12	Vaquerano	1 - Good	abutment	2 - Unlikely	2 - Minor			
													Geoff Sarazin and Milagro							
		# Girders	2 Steel Trusses - 1250 depth	-	-		2004	.? 2	012	75		07-Jun-12	Vaquerano							
													Geoff Sarazin and Milagro							
		Top Chord	HSS 152 x 152	m	55	\$	165 2004	1? 20	012	75 \$	9,075	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	4 - Major			
		Bottom Chord	HSS 152 x 152	m	20	\$	165 2004	12 0	012	75 ¢	6 270	07 Jun 12	and Milagro	1 Cood		1 - Rare	4 Major			
		Bollom Chora		1111	38	Ф	165 2004	r 20	J12	75 \$	6,270	07-Jun-12	Geoff Sarazin	1 - Good		I - Raie	4 - Major			
		Vertical Members	Double HSS 127 x 127 spaced at 1730 mm	m	60	\$	130 2004	i? 2	012	75 \$	7,800	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
													Geoff Sarazin and Milagro				, and the second			
		Diagonal Members	HSS 127 x 127	m	48	\$	130 2004	.? 2	012	75 \$	6,240	07-Jun-12	Vaquerano	1 - Good		1 - Rare	3 - Significant			
													Geoff Sarazin and Milagro							
		Cross Members	HSS 152 x 102 spaced at 1200 mm	m	60	\$	130 2004	? 20	012	75 \$	7,800	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	3 - Significant			
		Longitudinal Beams	HSS 76 x 76 spaced at 300 mm	m	230	\$	60 2004	12 9	012	75 \$	13 900	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
		Longitudinai Deallis			250	Ψ	00 2004	. 20	/16	13 φ	13,000	or-Juil-12	Geoff Sarazin	000u		i - ivale	o - orgrinicarit			
		Diaphragms	HSS 76 x 76	m	42	\$	60 2004	.? 2	012	75 \$	2,520	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
SUBSTRUCTURE	Abutment 1																			
													Geoff Sarazin and Milagro							
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	4	\$ 2,	350 2004	.? 2	012	75 \$	9,400	07-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major			
													Geoff Sarazin and Milagro							
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2,	350 2004	? 20	012	75 \$	23,500	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	3 - Significant			
		Poorings	Steel Recorded on Grout Pooring Pod	En	2	e.	650 300	12	012	75 6	4 200	07 Jun 42	and Milagro	1 Good		1 Doro	4 Major			
		Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$	650 2004	r 20	012	75 \$	1,300	07-Jun-12	Vaquerano Geoff Sarazin	ı - G00d		1 - Rare	4 - Major			
		Riprap	Grouted Riprap	m ³	16	\$	325 2004	i? 2	012	30 \$	5,200	07-Jun-12	and Milagro Vaquerano	2 - Fair	Some loose or removed stones	3 - Possible	1 - Insignificant	Replace and regrout missing stones	\$	1,000
	Abutment 2					. •	. ,_004				2,200	, -	Geoff Sarazin				,.gourit			.,55
				3									and Milagro							
		Backwall Construction	Cast in Place Concrete Backwalls	m ³	4	\$ 2,	350 2004	· 20	012	75 \$	9,400	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	4 - Major			
		Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2	350 2004	15 2	012	75 \$	23 500	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
		gran cononactori	Sast III I Idoo Sonolete Willywalls		10	Ψ Ζ,	2004	. 20	·	75 ψ	20,000	5. Juli 12	Geoff Sarazin	. 000u		· Ituio	o organicant			
													and Milagro							

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cos	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence o failure	Recommended Maintenance	Asset Repair Cost
												Geoff Sarazin and Milagro					Replace and regrout missing	
	R	iprap	Grouted Riprap	m ³	16	\$ 32	5 2004?	2012	30	\$ 5,200	07-Jun-12		2 - Fair	Some loose or removed stones	3 - Possible	1 - Insignificant		\$ 1,000

Asset Inventory							Value				Conditi	on			Risk	of Con-	Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Da	te Year of Valuati	ion Useful life (years)	Asset Valua	tion Assessi	ment Date Inspected By	Overall Condition	Comments	Frequency failure	of Consequence of failure	Recommended Maintenan	nce Asset Repair Co
/ERALL	Superstructure Type	Steel Through Truss with steel cross beams																
	Deck Type	2 x 8 wood planks																
		Cast in Place Concrete Abutment Caps and P	iloo															
	Substructure Type	Cast in Flace Concrete Abutment Caps and F	iles															
	# Spans	1																
	Span Length	13.8 metres																
	Deck Width	2.2 metres																
	Bridge Use	Pedestrian and Light vehicle loading																
RUCTURAL	Approach 1																	
												Geoff Sarazin and Milagro						
		Approach Road	Gravel pathway	-	-		2004	2012	-		07-Jun-1		1 - Good	Included in Pathways	1 - Rare	1 - Insignificant		
				3 0						•		and Milagro						
	Approach 2	Approach Slab	Concrete curb only	m ³ 0		\$ 1,450	2004	2012	50	\$	435 07-Jun-1		1 - Good		1 - Rare	1 - Insignificant		
												Geoff Sarazin and Milagro						
		Approach Road	Gravel pathway	-	-		2004	2012	-		07-Jun-1	2 Vaquerano Geoff Sarazin	1 - Good	Included in Pathways	1 - Rare	1 - Insignificant		
		Approach Slob	Caparata aurh anlu	m ³ 0		¢ 1.450	2004	2012	50	œ.	425 07 lun 1	and Milagro			1 Poro	1 Incignificant		
PERSTRUCTUR		Approach Slab	Concrete curb only	iii 0		\$ 1,450	2004	2012	50	φ	435 07-Jun-1	2 Vaquerano	ı - G000		1 - Rare	1 - Insignificant		
	Deck	Surface	Arched profile	-	-		2004	2012	-		07-Jun-1	2						
												Geoff Sarazin and Milagro						
		Deck	38 x 184 treated wood planks	m ² 30)	\$ 48	2004	2012	25	\$ 1	440 07-Jun-1	2 Vaquerano Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
		Dael, to Cirdas Balta	Planks screwed to 38 x 89 below				2004	2042			07 1 4	and Milagro	4 0		O Halibah	4 (::		
		Deck to Girder Bolts		-	-		2004	2012	-		07-Jun-1	Geoff Sarazin	1 - G000		2 - Unlikely	1 - Insignificant		
		Bridgerail Posts	Round pipe and vertical truss components	m 28	3	\$ 525	2004	2012	50	\$ 14	700 07-Jun-1				1 - Rare	2 - Minor		
												Geoff Sarazin and Milagro		Wrong fastener at SE corner,				
	Girder Dimensions	Handrails	64 x 286 fastened to top chord of truss	m 28	3	\$ 16	2004	2012	25	\$	434 07-Jun-1		1 - Good	South middle panel is loose	2 - Unlikely	2 - Minor		
	Girder Dimensions											Geoff Sarazin and Milagro						
		# Girders	2 Steel Trusses - 1200 depth	-	-		2004	2012	-		07-Jun-1	2 Vaquerano						
												Geoff Sarazin and Milagro						
		Top Chord	HSS 152 x 102	m 27	•	\$ 130	2004	2012	75	\$ 3	510 07-Jun-1	2 Vaquerano Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
		Bottom Chord	HSS 152 x 102	m 27	,	\$ 130	2004	2012	75	¢ 3	510 07-Jun-1	and Milagro 2 Vaquerano	1 - Good		1 - Rare	4 - Major		
		Bottom Chord		21		Ψ	2004	2012	73	ψ 5,	510 07-5un-1	Geoff Sarazin and Milagro	1 - G00u		1 - Itale	4 - Major		
		Vertical Members	Double HSS 127 x 76 spaced at 1220 mm	m 60)	\$ 105	2004	2012	75	\$ 6	300 07-Jun-1	2 Vaquerano	1 - Good		1 - Rare	3 - Significant		
												Geoff Sarazin and Milagro						
		Diagonal Members	HSS 76 x 51	m 36	;	\$ 52	2004	2012	75	\$ 1.	872 07-Jun-1	2 Vaquerano Geoff Sarazin	1 - Good		1 - Rare	3 - Significant		
		Cross Members	HSS 76 x 76 spaced at 1200 mm	m 25	:	\$ 60	2004	2012	75	¢ 1	500 07-Jun-1	and Milagro			1 - Rare	3 - Significant		
		Closs Members	1100 70 x 70 spaced at 1200 min	111 23	,	φ	2004	2012	75	Ψ 1,	300 07-3uii-i	Geoff Sarazin	1 - G00u		1 - Kale	3 - Significant		
		Longitudinal Beams	HSS 76 x 76 spaced at 450 mm	m 67	,	\$ 60	2004	2012	75	\$ 4	020 07-Jun-1	and Milagro 2 Vaquerano	1 - Good		1 - Rare	3 - Significant		
BSTRUCTURE	Abutment 1																	
												Geoff Sarazin and Milagro						
		Backwall Construction	Gabion basket backwall	m ³ 8		\$ 325	2004	2012	30	\$ 2	600 07-Jun-1		1 - Good		2 - Unlikely	2 - Minor		
				3 .						_		and Milagro						
		Abutment Cap	Cast in Place 400 x 450 x 2600 L	m ³ 1		\$ 1,700	2004	2012	75	\$	850 07-Jun-1	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
		Abutment Pile	900 diameter CIP pile	m ³ 8		\$ 2,350	2004	2012	75	\$ 17.	625 07-Jun-1	and Milagro 2 Vaquerano	1 - Good		1 - Rare	4 - Major		
		7.53.115.11.7 110	Pilo	0		2,000		2012			020 07 0411 1	Geoff Sarazin and Milagro	. 0000		- Haio	. majo:		
		Wingwall Construction	Gabion basket wingwall	m ³ 16	5	\$ 325	2004	2012	30	\$ 5	200 07-Jun-1	2 Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
												Geoff Sarazin and Milagro		Incomplete bearing at north				
		Bearings	Steel Baseplate on Grout Bearing Pad	Ea. 2		\$ 650	2004	2012	75	\$ 1,	300 07-Jun-1	Geoff Sarazin		edge, overhangs by 20 mm	1 - Rare	4 - Major	Repair Bearing	\$
		Riprap	Gabion baskets	m ³ 6		\$ 325	2004	2012	30	g 1	950 07-Jun-1	and Milagro			2 - Halikola	1 - Insignificant		
	Abutment 2	Tithigh	Sabion buonoto	0		ψ 323	2004	2012	30	Ψ Ι,	550 07-5uil-1	Geoff Sarazin			Z - Officely	ı - məiyimicaril		
				3						_		and Milagro			_			
		Backwall Construction	Gabion basket backwall	m ³ 8		\$ 325	2004	2012	30	\$ 2	600 07-Jun-1	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
		Abutment Cap	Cast in Place 400 x 450 x 2600 L	m ³ 1		\$ 1,700	2004	2012	75	\$	850 07-Jun-1	and Milagro			1 - Rare	4 - Major		
		Abdullolit Oap	CUSC III 1 1000 400 A 400 A 2000 L	pro [1		ψ 1,700	2004	2012	75	Ψ	OOO OI-JUII-1	- vaquetatio	i - 0000		1 - Nale	- iviajui		

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Co	st Install Dat	e Year of Valuation	Useful life (years) Asset	Valuation	Assessment Dat		Condition	Comments	Frequency o failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
													Geoff Sarazin						
				2									and Milagro						
		Abutment Pile	900 diameter CIP pile	m°	8	\$ 2,3	50 2004	2012	7	5 \$	17,625	07-Jun-12		1 - Good		1 - Rare	4 - Major		
													Geoff Sarazin						
				2									and Milagro						
		Wingwall Construction	Gabion basket wingwall	m³	16	\$ 3	25 2004	2012	3	0 \$	5,200	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
													Geoff Sarazin		la consolata la coisa e at a contr				
													and Milagro		Incomplete bearing at north				
		Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$ 6	50 2004	2012	7	5 \$	1,300	07-Jun-12	Vaquerano	2 - Fair	edge, overhangs by 8 mm	1 - Rare	4 - Major	Repair Bearing	\$ 500
													Geoff Sarazin						
													and Milagro						
		Riprap	Gabion baskets	m ³	6	\$ 3	25 2004	2012	3	0 \$	1,950	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantit	y Unit	Cost Install Da	te Year of Valuat	tion Useful life (years)	sset Valuatio	Assessment Da	ate Inspected By	Overall Condition	Comments	Frequency of failure	of Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL	O	One in Blance Occupation																
	Superstructure Type	Cast in Place Concrete																
	Deck Type	Cast in Place Concrete																
	Substructure Type																	
	Overlook Length																	
	Overlook Width																	
STRUCTURAL SUPERSTRUCTUR																		
OUI ENOTROOTOR	Deck																	
												Geoff Sarazin and Milagro						
		Surface	Normal and Stamped Concrete	m ²	800	\$	26 2010	2012	75 \$	20,80	07-Jun-12	Vaquerano Geoff Sarazin and	1 - Good		1 - Rare	2 - Minor		
												Milagro	•					
		Deck	Cast in Place Concrete	m ³	160	\$	1,450 2010	2012	75 \$	232,00	0 07-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major		
												Geoff Sarazin and Milagro						
		Handrails	Round pipe	m	130	\$	200 2010	2012	50 \$	26,00	0 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor		
												Geoff Sarazin and Milagro						
		Handrail Posts	Round pipe and decorative trim	m	130	\$	525 2010	2012	50 \$	68,25	0 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor		
		_																
SUBSTRUCTURE	Wall Construction																	
	Tan Constitution											Geoff Sarazin and Milagro						
		North Section	Concrete Curb	m ³	3	\$	2,350 2010	2012	75 \$	6,34	5 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor		
												Geoff Sarazin and Milagro		Wall is restraining water on sout abutment below Broad Street				
		South Section	Concrete Curb	m ³	3	\$	2,350 2010	2012	75 \$	6,34	5 07-Jun-12	Vaquerano	1 - Good	road bridge	1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cos	t Install Date	e Year of Valuation	Useful life (years)	Asset Valuation	n Assessment D	ate Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL													Condition		lanure	or failure		
	Superstructure Type	Cast in Place Concrete																
	Deck Type	Cast in Place Concrete																
	Substructure Type																	
	Overlook Length																	
	Overlook Width																	
STRUCTURAL SUPERSTRUCTUR	lE																	
	Deck											0 "0						
		Surface and Deck	Asphalt	m ²	790	\$ 5	52 2004	2012	30	\$ 41.08	0 07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
												Geoff Sarazin and Milagro						
		Handrails	Round pipe	m	92	\$ 20	2004	2012	50	\$ 18,40	0 07-Jun-12	Vaquerano Geoff Sarazin and Milagro	1 - Good		1 - Rare	2 - Minor		
		Handrail Posts	Round pipe and decorative trim	m	92	\$ 52	25 2004	2012	50	\$ 48,30	0 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUBSTRUCTURE	Wall Construction																	
	Wall Construction											Geoff Sarazin						
												and Milagro						
		Wall Construction	Precast Concrete Panels	m ³	75	\$ 1,95	50 2004	2012	75	\$ 146,25	0 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor		
												Geoff Sarazin		O of the court on nintures in				
		Decorative Concrete Panel Displays	Precast Concrete Panels	Ea.	20	\$ 4,00	00 2004	2012	75	\$ 80,00	0 07-Jun-12	and Milagro Vaquerano	1 - Good	One of the southern pictures is loose from the concrete	1 - Rare	2 - Minor		

ry			_	1	1	Value	_	•		Condition	<u> </u>		Risk		Maintenance	1
ory Asset Sub-Categ	ory Asset Component	Component Description	Unit	Quantity	Unit Cos	t Install Da	te Year of Valuation	Useful life (years) Ass	et Valuation	Assessment	Date Inspected By Conditio		Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair C
Superstructure Ty	pe Wood															
Deck Type	Wood Planking															
Substructure Type	Concrete Piles															
Overlook Length																
Overlook Width AL SUPERSTRUCTURE																
Deck											Geoff Sarazin					
	Surface	Untreated wood	_			1990?	2012			06-Jun-12	and Milagro Vaquerano 2 - Fair	Some weathering	2 Describle	1 - Insignificant		
	Surface	Onlieated wood	-	-		1990?	2012			06-Juli-12	Geoff Sarazin	Some weathering	3 - Pussible	1 - msignincant	Daniera basher alarka at and at	4
	Deck	Wood 2" x 6" planks	m²	250	\$	1990?	2012	25 \$	13,000	06-Jun-12	and Milagro Vaquerano 2 - Fair	Some broken Planks at South	2 - Unlikely	2 - Minor	Replace broken planks at end of outlook	\$ 5
		Wood 2" x 12" plank bolted to steel									Geoff Sarazin and Milagro					
	Handrails	posts	m	146	\$	11 1990?	2012	25 \$	1,533	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		2 - Unlikely	2 - Minor		
	Handrail Posts	HSS 102 x 51 square tubes spaced at 1400 O.C.		146	¢ 5	25 1990?	2012	50 ¢	76 650	06 lun 10	and Milagro		1 Poro	2 - Minor		
Girder Dimensions		1400 O.C.	m	140	\$ 52	25 1990?	2012	50 \$	76,650	06-Jun-12	Vaquerano 1 - Good		1 - Rare	Z - IVIII IOI		
											Geoff Sarazin and Milagro					
	Main Girders	3 - Glulam 140 mm x 305 mm beams	m	200	\$ 14	15 1990?	2012	50 \$	29,000	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		2 - Unlikely	4 - Major		
	Additional Girders at Lookouts	2 - Glulam 140 mm x 305 mm beams	m	13	\$ 14	15 1990?	2012	50 \$	1 885	06-Jun-12	and Milagro Vaquerano 1 - Good		2 - Unlikely	4 - Maior		
E Abutment 1	Additional Gracis at Economic	2 Gladin 140 min x 660 min beams		10	Ψ	1000.	2012	σο φ	1,000	00 0dil 12	vaquetano 1 cood		2 Grinkery	T IMAJOI		
Abutment											Geoff Sarazin					
	Backwall Construction	Concrete backwall	m ³	1	\$ 2,3	50 1990?	2012	75 \$	2,350	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	2 - Minor		
											Geoff Sarazin and Milagro					
	Concrete Footing	Cast in Place Concrete footing	m ³	3	\$ 1,70	1990?	2012	75 \$	5,100	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
	Popringo	Steel Passalate on Crout and	F0	2	¢ 6	10002	2012	75 \$	1.050	06 lun 12	and Milagro		1 Poro	2 Cignificant		
Pier 1	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 6	1990?	2012	75 \$	1,950	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant		
											Geoff Sarazin and Milagro					
	Piles	Cast in Place concrete	Ea.	1	\$ 5,20	00 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
	Column	500 diameter concrete column	m ³	1	\$ 2,6	00 10002	2012	75 \$	2 600	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major		
	Column				Ψ 2,0	1330:	2012	75 ψ	2,000	00-0011-12	Geoff Sarazin		1 - Itale	4 - Major		
	Pier Cap	Tapered Concrete Cap beam 450 mm wide	m ³	1	\$ 2,3	50 1990?	2012	75 \$	1,175	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major		
											Geoff Sarazin and Milagro					
Pier 2	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 6	1990?	2012	75 \$	1,950	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant		
											Geoff Sarazin and Milagro					
	Piles	Cast in Place concrete	Ea.	1	\$ 6,5	00 1990?	2012	75 \$	6,500	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
			,								and Milagro					
	Column	800 diameter concrete column	m ³	2	\$ 2,6	00 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
	Pier Cap	Tapered Concrete Cap beam 720 mm wide	m ³	2	\$ 23	50 1990?	2012	75 \$	4 700	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major		
	7.101 Gap	ac		_	Ψ 2,0	1000.	2012		1,7 00	00 0011 12	Geoff Sarazin and Milagro		T Tturo	i major		
	Bearings	Steel Baseplate on Grout pad	Ea.	5	\$ 6	50 1990?	2012	75 \$	3,250	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant		
Pier 3											Geoff Sarazin					
	Piles	Cast in Place concrete	Ea.	1	\$ 6.50	00 1990?	2012	75 \$	6.500	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major		
					, c,c				-,		Geoff Sarazin and Milagro					
	Column	800 diameter concrete column	m ³	2	\$ 2,6	00 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin	Some bugholes	1 - Rare	4 - Major	Patch bugholes	\$ 5
		Tapered Concrete Cap beam 720 mm	,								and Milagro					
	Pier Cap	wide	m ³	2	\$ 2,3	1990?	2012	75 \$	4,700	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	5	\$ 69	50 1990?	2012	75 \$	3.250	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	3 - Significant		
Pier 4	Journal of the second of the s	Side Badopialo di Cidal pad			, ,	1000.	2012		0,200	00 0011 12	Geoff Sarazin		1 11010	o organican		
	Pile	0	_			1000	2010		.	00.1	and Milagro		4 5			
	Piles	Cast in Place concrete	Ea.	1	\$ 5,2	00 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major		
	Column	500 diameter concrete column	m ³	1	\$ 2.60	00 1990?	2012	75 \$	2.600	06-Jun-12	and Milagro Vaquerano 1 - Good	Some bugholes	1 - Rare	4 - Major	Patch bugholes	\$ 5
		Tapered Concrete Cap beam 450 mm			,-				,		Geoff Sarazin and Milagro	Ü			·	
	Pier Cap	wide	m ³	1	\$ 2,3	1990?	2012	75 \$	1,175	06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major		
											Geoff Sarazin and Milagro					
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 6	50 1990?	2012	75 \$	1,950	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant		

					Value		<u>, </u>		Condition	<u> </u>		Risk	Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost Install	Date Year of Valuation	Useful life (years) Asset V	'aluatior	n Assessment	Date Inspected By Condit		Frequency of failure	of Consequence of failure Recommended Mainten	ance Asset
	_									Geoff Sarazin	on	Tallure	ranure	
										and Milagro				
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
										and Milagro				
	Column	500 diameter concrete column	m ³	1	\$ 2,600 1990?	2012	75 \$	2,600	06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
		Tanarad Canarata Can beam 450 mm								Geoff Sarazin and Milagro				
	Pier Cap	Tapered Concrete Cap beam 450 mm wide	m ³	1	\$ 2,350 1990?	2012	75 \$	1.175	5 06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			.,		Geoff Sarazin				
		Out of December 11 Out of the 1	_							and Milagro			0.01.15	
Pier 6	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650 1990?	2012	75 \$	1,950	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant	
. 10. 0										Geoff Sarazin				
	D'is	Out in Plant and the		_	A 5000 10000	2010	75 0	F 000	001.40	and Milagro		4 5	A. Marian	
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200 1990?	2012	75 \$	5,200	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
										and Milagro				
	Column	500 diameter concrete column	m ³	1	\$ 2,600 1990?	2012	75 \$	2,600	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
		Tapered Concrete Cap beam 450 mm								and Milagro				
	Pier Cap	wide	m ³	1	\$ 2,350 1990?	2012	75 \$	1,175	5 06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
										Geoff Sarazin				
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650 1990?	2012	75 \$	1.050	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	2 Significant	
Pier 7	Dodinigo	oteel basepiate off Grout pau	La.	v	ψ 030 1330!	2012	/υ φ	1,530	5 50-5uri-12	vaquerano 1 - G000		i - ivaie	3 - Significant	
										Geoff Sarazin				
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200 1990?	2012	75 6	E 200	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major	
	riies	Cast III Flace concrete	⊑a.	1	\$ 5,200 1990?	2012	75 \$	5,200	06-Jun-12	Geoff Sarazin		i - Kale	4 - Iviajoi	
										and Milagro				
	Column	500 diameter concrete column	m ³	1	\$ 2,600 1990?	2012	75 \$	2,600	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
		Tapered Concrete Cap beam 450 mm								and Milagro				
	Pier Cap	wide	m ³	1	\$ 2,350 1990?	2012	75 \$	1,175	5 06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
										Geoff Sarazin				
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650 1990?	2012	75 \$	1 050	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	3 - Significant	
Pier 8	Bearings	Oteel Baseplate on Grout pad	La.	3	Ψ 030 1330:	2012	75 ψ	1,330	00-3un-12	vaquerano i - cood		1 - Itale	3 - Significant	
										Geoff Sarazin				
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200 1990?	2012	75 \$	E 200	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major	
	riies	Cast III Flace concrete	La.		φ 3,200 1990!	2012	75 φ	3,200	00-Juli-12	Geoff Sarazin		1 - Naie	4 - Iviajoi	
			2							and Milagro				
	Column	500 diameter concrete column	m ³	1	\$ 2,600 1990?	2012	75 \$	2,600	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
		Tapered Concrete Cap beam 450 mm								and Milagro				
	Pier Cap	wide	m ³	1	\$ 2,350 1990?	2012	75 \$	1,175	5 06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
										Geoff Sarazin				
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650 1990?	2012	75 \$	1 950	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	3 - Significant	
Pier 9		, , , , , , , , , , , , , , , , , , , ,		· ·	Ψ 000 1000.	20.2	, , , ,	1,000	, 00 0aii 12			, ruio	O.g.mount	
										Geoff Sarazin				
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200 1990?	2012	75 \$	5 200	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major	
	1 1100	Cust III I lace consiste	Lu.		Ψ 0,200 1000.	2012	70 ψ	0,200	00 0011 12	Geoff Sarazin		1 Raio	4 Major	
			2							and Milagro				
	Column	500 diameter concrete column	m ³	1	\$ 2,600 1990?	2012	75 \$	2,600	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin	Bugholes in column	1 - Rare	4 - Major Patch bugholes	\$
		Tapered Concrete Cap beam 450 mm								and Milagro				
	Pier Cap	wide	m ³	1	\$ 2,350 1990?	2012	75 \$	1,175	5 06-Jun-12	Vaquerano 1 - Good		1 - Rare	4 - Major	
										Geoff Sarazin and Milagro				
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650 1990?	2012	75 \$	1.950	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant	
Pier 10		eteer Basspiate on Groat pad	Zu.		Ψ 000 1000.	20.2	, , , ,	1,000	, 00 0aii 12			, ruio	O Organica in	
										Geoff Sarazin				
	Piles	Cast in Place concrete	Ea.	6	\$ 5,200 1990?	2012	75 \$	31 200	06-Jun-12	and Milagro Vaquerano 1 - Good		1 - Rare	4 - Major	
	1100	Cust in Flace consiste	Lu.	Ü	φ 0,200 1000.	2012	70 \$	01,200	00 0011 12	Geoff Sarazin		1 Raio	4 Major	
			3	_						and Milagro				
	Column	500 diameter concrete columns (6)	m ³	6	\$ 2,600 1990?	2012	75 \$	15,600	06-Jun-12	Vaquerano 1 - Good Geoff Sarazin		1 - Rare	4 - Major	
										and Milagro				
	Pier Cap	Concrete Cap beam 450 mm wide	m ³	8	\$ 2,350 1990?	2012	75 \$	18,800	06-Jun-12	Vaquerano 1 - Good	Semi-circular ring of beams	1 - Rare	4 - Major	
										Geoff Sarazin and Milagro				
	Bearings	Steel Baseplate on Grout pad	Ea.	22	\$ 650 1990?	2012	75 \$	14.300	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant	
		,						,230		,				
Stair Construction	STAID CONSTRUCTION													
	STAIR CONSTRUCTION									Geoff Sarazin				
										and Milagro				
	Wood Stair Construction	Wood 2" x 6" planks	m ²	21	\$ 52 1990?	2012	25 \$	1,092	2 06-Jun-12	Vaquerano 1 - Good		2 - Unlikely	2 - Minor	
										Geoff Sarazin and Milagro				
	Metal Stair Support	C310 channels	m	33	\$ 400 1990?	2012	75 \$	13.200	06-Jun-12	Vaquerano 1 - Good		1 - Rare	3 - Significant	
		2010 01001000			50 .0001			,		Geoff Sarazin				
										and Milagro				
	Stair Handrails	Included Above			1990?	2012			06-Jun-12	Vaquerano 1 - Good		1 - Rare	2 - Minor	

Asset Inventory					Value			Condition				Risk		Maintenance		
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years) As	set Valuation Assessment I	Date Inspected By	Overall Condition	Comments	Frequency failure	of Consequence of failure	Recommended Maintenance	Asset F	Repair Cost
Structural Steel					•											
Wood Planking																
Concrete Piles																
14.7 metres																
2.54 metres																
									Geoff Sarazin and Milagro							
Surface	Painted	-	-				-	07-Jun-12	Vaquerano Geoff Sarazin	2 - Fair		3 - Possible	1 - Insignificant	Repaint in next 2 years	\$	500
Deck	Wood 1" x 6" planks	m ²	37	\$ 52	1979?	2012	25 \$	1,941 07-Jun-12	and Milagro	1 - Good		2 - Unlikely	2 - Minor			
Dook	Wood F X o plante		O.	Ψ 02	1070.	2012	20 \$	1,041 07 0011 12	Geoff Sarazin and Milagro	1 C000		2 Crimicoly	Z WIIIO			
Ties & Subdeck	Wood 2" x 4" on top of Steel Beams	-	-		1979?	2012	-	07-Jun-12	Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
				_					Geoff Sarazin and Milagro							
Handrails	Wood 2" x 4" bolted to Steel HSS	m	33	\$ 7	1979?	2012	25 \$	212 07-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor			
Handrail Posts	HSS square tubes	m	33	\$ 525	1979?	2012	50 \$	17,115 07-Jun-12	and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
									Geoff Sarazin							
Main Girders	2 - W360 steel beams	m	30	\$ 600	1979?	2012	75 \$	18,000 07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
									Geoff Sarazin and Milagro							
Cross Beams	W200 beams	m	5	\$ 525	1979?	2012	75 \$	2,625 07-Jun-12	Vaquerano	1 - Good		1 - Rare	2 - Minor			
									Geoff Sarazin							
Dealworld Construction	No hoolayell							07 hu 40	and Milagro							
Backwall Construction	No backwall	-	-				-	07-Jun-12	Vaquerano Geoff Sarazin							
Concrete Piles	1 - 400 diameter concrete pile and 1 concrete foundation wall	Ea.	2	\$ 4,000	1979?	2012	75 \$	8,000 07-Jun-12		2 - Fair	Foundation wall may have moved	2 - Unlikely	4 - Major	Stabilize foundation wall	\$	2,000
									Geoff Sarazin and Milagro		Grout has crushed under bearing			Regrout under baseplate and		
Bearings	Steel Baseplate on Grout pad	Ea.	2	\$ 650	1979?	2012	75 \$	1,300 07-Jun-12		3 - Replacement	plate	4 - Likely	3 - Significant	repair anchor bolts	\$	1,000
									Geoff Sarazin and Milagro							
Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	1979?	2012	75 \$	8,000 07-Jun-12		1 - Good		1 - Rare	4 - Major			
Bearings	Grout pad	_	_		1979?	2012	75	07-Jun-12	and Milagro Vaquerano	1 - Good		2 - I Inlikely	3 - Significant			
Dodningo	Grout pau				1070.	2012	70	07 3dii 12	Geoff Sarazin and Milagro	i Coou		2 Orimicoly	o olgilillodik			
Steel Baseplate	Steel baseplate with 4 bolts	Ea.	2	\$ 650	1979?	2012	75 \$	1,300 07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		2 - Unlikely	3 - Significant			
	1100 100 100								and Milagro							
Steel Column	HSS 102 x 102	Ea.	2	\$ 1,300	1979?	2012	75 \$	2,600 07-Jun-12	Vaquerano	1 - Good		1 - Rare	4 - Major			
									Geoff Sarazin and Milagro							
Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	1979?	2012	75 \$	8,000 07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	4 - Major			
Bearings	Grout pad	_	_		1979?	2012	75	07-Jun-12	and Milagro	1 - Good		2 - Unlikelv	3 - Significant			
								0. 002	Geoff Sarazin and Milagro				2.3			
Steel Baseplate	Steel baseplate with 4 bolts	Ea.	2	\$ 650	1979?	2012	75 \$	1,300 07-Jun-12		1 - Good		2 - Unlikely	3 - Significant			
Charl Calvery	HCC 400 ··· 400	F -	2	.	40700	2042		0.000 07 1 10	and Milagro	4. 04:4		4	A Mada			
Steel Column	HSS 102 x 102	Ea.	2	\$ 1,300	1979?	2012	75 \$	2,600 07-Jun-12	Vaquerano	1 - G00d		1 - Rare	4 - Major			

sset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit	Cost Install D	ate Year of Valuation	Useful life (year	rs) Asset	Valuation Assessment D	Date Inspected By	Overall Condition	Comments		of Consequence of	Recommended Maintenance	Asset Repair C
ERALL													Condition		failure	tallure		
	Superstructure Type	Cast in Place Concrete																
	Deal. Toma	Cast in Place Concrete																
	Deck Type	Cast in Place Concrete																
	Substructure Type	Concrete Walls																
	7,																	
	Overlook Length																	
RUCTURAL	Overlook Width																	
OCTORAL																		
	Approach Slab																	
												Geoff Sarazin					Mudjack under slab near	
		Cast in Place Concrete	Brushed concrete finish	m ³	24	œ.	1,450 1964	2012	75	e	34,800 06-Jun-12	and Milagro Vaquerano 2	Enir	Approach slab has several	3 - Possible	2 Minor	Overlook to decrease step height	\$ 10
PERSTRUCTUR	!E	Cast III Place Concrete	Brushed concrete linish	111	24	Ф	1,450 1964	2012	75	φ	34,000 06-Juli-12	vaquerano 2	- Fall	cracks and has settled	3 - Pussible	Z - IVIII IOI	neigni	φ II
	Deck																	
												Geoff Sarazin						
		Surface	Waterproof Membrane	m ²	75	e	65 1964	2012	30	e	4,875 06-Jun-12	and Milagro Vaguerano 2	Enir	Membrane is gone or damaged at several locations	3 - Possible	2 Minor	Replace Membrane	\$
		Surface	waterproof Membrane	111	75	φ	65 1964	2012	30	Ą	4,075 06-3011-12	Geoff Sarazin	- Fall	at several locations	3 - PUSSIDIE	Z - IVIII IOI	Replace Membrane	D .
												and Milagro		Concrete has local damage at				
		Deck - Lower Bowl	Cast in place concrete	m ³	16	\$	2,350 1964	2012	75	\$	36,848 06-Jun-12	Vaquerano 1 Geoff Sarazin	- Good	stair	1 - Rare	4 - Major		
												and Milagro		Some minor cracking and				
		Guardrail - Lower Bowl	Cast in place concrete curb	m ³	6	\$	3,250 1964	2012	75	s	18,980 06-Jun-12	Vaquerano 1	- Good	weathering	1 - Rare	2 - Minor		
						1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-		Geoff Sarazin						
				3								and Milagro		Some minor cracking and	1			
		Deck - Upper Bowl	Cast in place concrete	m ³	22	\$	2,350 1964	2012	75	\$	51,395 06-Jun-12	Vaquerano 1 Geoff Sarazin	- Good	weathering	1 - Rare	4 - Major		
												and Milagro		Some minor cracking and				
		Guardrail - Upper Bowl	Cast in place concrete curb	m ³	8	\$	3,250 1964	2012	75	\$	26,130 06-Jun-12	Vaquerano 1	- Good		1 - Rare	2 - Minor		
BSTRUCTURE																		
	Supported by Willow Is Stair Construction	sland Pumpstation																
	otali construction	STAIR CONSTRUCTION																
												Geoff Sarazin						
			Two concrete risers above approach	3								and Milagro						
	Stair Finishes	Cast in Place Concrete Stairs	slab	m ³	6	\$	2,350 1964	2012	75	\$	14,100 06-Jun-12	Vaquerano 2	- Fair		2 - Unlikely	2 - Minor		
	Stall Fillishes											Geoff Sarazin						
												and Milagro						
		Treads and Landing Finishes	Brushed concrete finish	m ²	14	\$	26 1964	2012	75	\$	364 06-Jun-12	Vaquerano 2	- Fair		2 - Unlikely	1 - Insignificant		

Asset Inventory					Value				Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Val	luation Assessment Da	te Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair (
ast in Place Concrete																
ast in Place Concrete																
Concrete Walls																
										Geoff Sarazin and Milagro		Large Grass obscuring steps,			Clear brush and relevel gravel to	
Gravelled Pathway	Gravel				1967	2012	15		06-Jun-12	Vaquerano	2 - Fair	large step up to first concrete step	3 - Possible	2 - Minor	decrease step height	\$ 1
										Geoff Sarazin						
Surface	Waterproof Membrane				1967	2012	30		06-Jun-12	and Milagro Vaquerano	3 - Replacement	Membrane is gone, concrete is	5 - Imminent	2 - Minor	Replace Membrane	\$ 3
yanaoo	Waterpreed Membrane				1007	2012			00 0411 12	Geoff Sarazin and Milagro	С Терисоттен	poorted	o minimon	Z WIIIO	Replace Wellistane	Ψ
Deck - Lower bowl	Cast in place concrete	m ³	13	\$ 2,35	0 1967	2012	75	\$	30,550 06-Jun-12		2 - Fair	Concrete is pocked and damaged	3 - Possible	4 - Major		
Guardrail - Lower Bowl	Cast in place concrete curb	m ³	5	\$ 2.35	0 1967	2012	75	\$	11,750 06-Jun-12	and Milagro	2 - Fair	Major cracking and weathering	3 - Possible	2 - Minor		
ouardrain Lower Bown	Cast III place consists care			ψ 2,00		2012			,	Geoff Sarazin and Milagro		major ordening and fredutering	0 1 000,010	2 11111101		
Deck - Upper Bowl	Cast in place concrete	m ³	17	\$ 2,35	0 1967	2012	75	\$	39,950 06-Jun-12		2 - Fair		3 - Possible	4 - Major		
Guardrail - Upper Bowl	Cast in place concrete curb	m ³	6	\$ 2.35	0 1967	2012	75	\$	14,100 06-Jun-12	and Milagro	2 - Fair		3 - Possible	2 - Minor		
Jaaranan Oppor Donn				Ψ 2,00					, , , , , , , , , , , , , , , , , ,	Geoff Sarazin		Crack through entire joint between		2		
North Retaining Wall	Concrete. Width 195mm, height 1400mm	m ³	13	\$ 2,35	0 1967	2012		\$	30,550 06-Jun-12	and Milagro Vaquerano	2 - Fair	portion 1 and 2. Only on east face,		3 - Significant		
<u> </u>												Deep crack through entire joint				
										Geoff Sarazin and Milagro		between portion 1 and 2, on both the east & west face. Smaller				
South Retaining Wall	Concrete. Width 195mm, height 1400mm	m ³	14	\$ 2,35	0 1967	2012		\$	32,900 06-Jun-12	Vaquerano	1 - Good	crack through joint 3 & 2.	2 - Unlikely	3 - Significant		
d Pumpstation																
STAIR CONSTRUCTION																
										Geoff Sarazin and Milagro						
Cast in Place Concrete Stairs	Two concrete risers above approach slab	m ³	6	\$ 1,70	0 1967	2012	75	\$	10,200 06-Jun-12		2 - Fair		2 - Unlikely	2 - Minor		
	Smooth concrete finish with 2 traction									Geoff Sarazin and Milagro						
Treads and Landing Finishes	strips	m ²	14	\$ 2	6 1967	2012	75	\$	364 06-Jun-12	Vaquerano	2 - Fair		2 - Unlikely	1 - Insignificant		

sset Inventory							Value				Co	ondition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit	Cost Install Da	ate Year of Valuation	on Useful life (yea	rs) Asset	Valuation As	sessment Date Inspected By	Overall Condition	Comments	Frequency of failure	of Consequence o	Recommended Maintenance	Asset Repair
RALL					l	_				l I			Condition	<u> </u>	laliule	Tallure		
	Superstructure Type	Structural Steel																
	Deck Type	Fiberglass Decking (Trex)																
	Substructure Type	Concrete Piles																
	oubstructure Type	Consider lies																
	Overlook Length																	
	Overlook Width																	
RUCTURAL PERSTRUCTUR																		
EKSTRUCTUR	Deck																	
												Geoff Sarazin						
		Deck	1" x 6" fibreglass (trex) planks	m ²	30	\$	120 2004?	2012	50	\$	3,552	and Milagro 08-Jun-12 Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
		Deck	1 X 0 Horegiass (trex) planks		30	Ψ	120 2004:	2012	30	ų.	3,332	Geoff Sarazin	1 - 0000		2 - Offlikely	5 - Olgrillicant		
		- :										and Milagro						
		Ties & Subdeck	Wood 2" x 8"	-	-		2004?	2012	-			08-Jun-12 Vaquerano Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
												and Milagro						
		Handrails	Wood 2" x 6" bolted to HSS 102 x 51	m	17	\$	130 2004?	2012	25	\$	2,210	08-Jun-12 Vaquerano Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
												and Milagro						
		Handrail Posts	HSS 51 x 51 square tubes	m	17	\$	525 2004?	2012	50	\$	8,925		1 - Good		1 - Rare	2 - Minor		
	Girder Dimensions											Geoff Sarazin						
			W250 beams exterior, W200 interior									and Milagro						
		Main Girders	beams	m	18	\$	525 2004?	2012	75	\$	9,450	08-Jun-12 Vaquerano	1 - Good		1 - Rare	4 - Major		
												Geoff Sarazin and Milagro						
		Cross Beams	Wood 2" x 8"	m	80	\$	11 2004?	2012	25	\$	840		1 - Good		1 - Rare	3 - Significant		
STRUCTURE																, , , ,		
	Abutment 1											Geoff Sarazin						
												and Milagro						
		Backwall Construction	Concrete Backwall with Outfall	m ³	6	\$	2,350 2004?	2012	75	\$	14,100		1 - Good		1 - Rare	3 - Significant		
												Geoff Sarazin and Milagro						
		Wingwall Construction	Concrete Wingwalls	m ³	8	\$	2,350 2004?	2012	75	\$	18,800	08-Jun-12 Vaquerano	1 - Good		1 - Rare	3 - Significant		
												Geoff Sarazin		CW sile has beginned as all and				
		Concrete Piles	2 - 400 diameter concrete piles	Ea.	2	\$	4,000 2004?	2012	75	s	8,000	and Milagro 08-Jun-12 Vaquerano	2 - Fair	SW pile has horizontal crack and NW pile has diagonal crack	3 - Possible	4 - Maior	Repair top of SW and NW piles	\$ 2
		Scholete Files		Ea.	_	-	1,000 2001.	20.2			0,000	Geoff Sarazin	2	Fire the standard standard	0 1 000.0.0	i majo:	repair top or our and true place	
		Dessines	Charl December	Г-	2	•	050 00040	2042	75	\$	4 200	and Milagro	0		2 Descible	4 Maior		
	Pier 1	Bearings	Steel Baseplate	Ea.	2	\$	650 2004?	2012	/5	Ф	1,300	08-Jun-12 Vaquerano	2 - Fair		3 - Possible	4 - Major		
												Geoff Sarazin		0F - 11 - 1 - 1 - 1 - 1 - 1 - 1				
		Piles	2 - 400 diameter concrete piles	Ea.	2	\$	4,000 2004?	2012	75	\$	8,000	and Milagro 08-Jun-12 Vaquerano	2 - Fair	SE pile has diagonal crack in bearing zone	3 - Possible	4 - Maior	Repair top of SE pile	\$ 1
		1 1103	2 -300 diameter concrete piles	La.		φ	4,000 Z004?	2012	7.5	φ	0,000	Geoff Sarazin	2 * I all	Souring Zone	2 - LOSSIDIE	→ ~ iviaj∪i	Repair top of SE pile	Ψ
				_								and Milagro						
		Bearings	Steel Baseplate	Ea.	2	\$	650 2004?	2012	75	\$	1,300	08-Jun-12 Vaquerano Geoff Sarazin	2 - Fair		3 - Possible	4 - Major		
												and Milagro						
		Steel Column	HSS 102 x 102	Ea.	2	\$	1,300 2004?	2012	75	\$	2,600	08-Jun-12 Vaquerano	1 - Good		1 - Rare	4 - Major		

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit (Cost Install D	ate Year of Valuation	on Useful life	(years) Asset Va	aluation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency	of Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL														Containon		Tunare	Or randre		
	Superstructure Type	Cast in Place Concrete																	
	Deck Type	Cast in Place Concrete and Brick																	
	Substructure Type	Unknown - Unable to access																	
	Overlook Length	11.4 metres																	
	Overlook Width	15.2 metres																	
STRUCTURAL SUPERSTRUCTUR	RE																		
	Deck																		
													Geoff Sarazin and Milagro		Some bricks damaged by south			Replace damaged or broken	
		Surface	Normal Finish and Brick	m ²	500	\$	26 2001	2012	30	\$	13,000	07-Jun-12	Vaquerano Geoff Sarazin	2 - Fair	side	2 - Unlikely	2 - Minor	bricks	\$ 8,000
		Deck	Cast in Place Concrete and Brick	m ³	50	\$	1,450 2001	2012	30	s	72 500	07-Jun-12	and Milagro Vaguerano	1 - Good		1 - Rare	4 - Major		
		2001	1.55 m x 1.55 m Cast in place concrete				., 100 2001	2012	00		72,000	0. 0012	Geoff Sarazin and Milagro	. 0000		, raio	i major		
		Concrete Planters	planters	Ea.	6	\$ 4	4,000 2001	2012	75	\$	24,000	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good		1 - Rare	1 - Insignificant		
		Concrete Benches	1.0 m x 1.0 m concrete benches	Ea.	6	\$ 2	2,600 2001	2012	75	\$	15,600	07-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
													Geoff Sarazin and Milagro						
		Concrete Bollards	Cast in Place Concrete bollards	Ea.	10	\$ '	1,950 2001	2012	75	\$	19,500	07-Jun-12	Vaquerano Geoff Sarazin	1 - Good	Base chipping on several	1 - Rare	1 - Insignificant		
		Concrete Barrier Wall	410 mm wide concrete walls	m ³	15	\$ 2	2,350 2001	2012	75	\$	35,250	07-Jun-12	and Milagro Vaquerano Geoff Sarazin	1 - Good		1 - Rare	2 - Minor		
		Dock Headware	Rubber bumper at water level and steel		45	•	42 2004	2042	05		405	07 lun 40	and Milagro	0 Fair	Dubbashumanan	O. Dansitti	4 Innimalfia		
		Dock Hardware	mooring posts	m	15	Ф	13 2001	2012	25	3	195	07-Jun-12	Vaquerano	2 - Fair	Rubber bumper was torn	3 - POSSIDIE	1 - Insignificant		

	<i>'</i>							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost			seful life	Asset	Assessment	Inspected By	Overall Condition	Comments	Frequency o	f Consequence o	Recommended Maintenance	Asset
	Asset Sub-Category	Asset Component	Asset Code	Component Description	Onne	Quantity	Oliit Cost	Date Va	luation	(years)	Valuation	Date	inspected by	Overall Collation	Comments	failure	failure	Recommended Maintenance	Repair C
TRUCTURAL	Standard Foundations																		
				Includes continuous strip footings, column															
				footings, foundation walls not requiring															
	Slab On Grade	STANDARD FOUNDATIONS	A1010	extraordinary engineering or construction.	square foot	15400	\$ 2.89	1980	2012	100 \$	\$ 67,000.00	30-Apr-12	Shaun Erick	1 - Good	Concrete strip footings for the foundation.	1 - Rare	4 - Major		
	Slab Oli Glade			Concrete mat, reinforced or not, poured															
		SLAB ON GRADE	A1030	on subgrade and serving as a floor but not as a structural member.	square foot	15400	\$ 5.87	1080	2012	100	\$ 135,500.00	30-Apr-12	Shaun Erick	1 - Good	Slab on Grade	1 - Rare	3 - Significant		
ENVELOPE			A1030	not as a structural member.	square root	13400	φ 5.07	1900	2012	100	ψ 133,300.00	30-Api-12	Orlaum Erick	1 - 0000	olab on Grade	i - itale	3 - Olgrinicarit		
	Floor and Wall Constru	ction		Includes structural framing for floors and															
				supporting walls, structural floor slabs and															
		FLOOR & WALLS CONSTRUCTION	B1010	floor decks, special purpose floor elements.	square foot	15400	\$ 13.18	1980	2012	100 9	\$ 304,500.00	30-Apr-12	Shaun Erick		Cast in place concrete construction. Minor damage was noted to the base of the concrete wall on the West side of the building.	1 - Rare	4 - Major	Repair concrete wall as required on the West side of the building.	
	Exterior Walls	TEGGICA WILLEG CONCINCOTION	Biolo	, comone:	Square root	10400	ψ 10.10	1000	2012	100	φ 004,000.00	00 / tpi 12	Oridan Eriok			1 Raio	- Wajoi	on the treet elde of the ballang.	Ψ
															Rough sawn cedar 10 Plywood				
															38x140 Fir studs @ 400 O.C.				
															R20 Insulation V.B.				
				Wood cladding system consisting of [solid											Wood strip siding on the exterior of the building is worn and dated.				
				wood siding] [shingles] [manufactured wood siding] applied to backup											Dry rot was noted in various areas. Replace exterior wood siding with sheet metal products. The approximate replacement cost is				
		Wood Clad Exterior Walls	B2013-B	construction.	square foot	4000	\$ 4.00	1980	2012	40 \$	\$ 24,000.00	30-Apr-12	Shaun Erick	3 - Replacement	\$29,000.	5 - Imminent	3 - Significant		
															Insulation has become exposed on the base of the building on the South side of the building. Insulation has dried out and likely has			Replace section of exposed insulation and cover with sheet	
		Exterior Wall Insulation and Finishing Systems	B2013-F	EFIS	square foot	4000	\$ 1.37	1980	2012	60 \$	\$ 8,000.00	30-Apr-12	Shaun Erick	3 - Replacement	lost its insulating properties.	2 - Unlikely	2 - Minor	metal.	\$ 500.
		Exterior Louvers, Screens and Shades	B2016		ea	3	\$ 250.00	1980	2012	50 9	\$ 1,000.00	30-Apr-12	Shaun Erick		Pre-finished aluminum vents. The approximate replacement cost is \$750.	1 - Rare	2 - Minor		
		Extends Estatoro, estatorio and original	DECTO	Exposed under surface of overhead							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
				building elements such as roof eaves, projecting or overhanging floors, exposed											Wood strip soffits with a clear finish. Wood soffits are stained and water damage was noted. The approximate replacement cost with				
		Exterior Soffits	B2018	floor surfaces.	square foot	270	\$ 8.00	1980	2012	50 \$	\$ 3,000.00	30-Apr-12	Shaun Erick			3 - Possible	2 - Minor	Refinish wood soffits.	\$ 500.
	Exterior Windows																		
				Window type: [Fixed] [Operable]															
				[Residential: individual units set in wall construction] [Continuous horizontal strip															
		Mindows Alivertains	Doogo	windows with mullions] [Continuous		505	¢ ===00	4000	2040	40.0	10 500 00	20 4 40	Oharra Faiatr		Double glazed sealed units set in fixed aluminum frames with an	0 11-11-1	0 0iifit		
	Exterior Doors	Windows - Aluminum	B2022	vertical strip windows with spandrels].	square foot	525	\$ 55.00	1982	2012	40 \$	\$ 43,500.00	30-Apr-12	Shaun Erick	1 - G000	anodized finish. The approximate replacement cost is \$25,000.	2 - Unlikely	3 - Significant		
				Frames, glazing, caulking and															
				accessories for exterior entrance doors, [matching vestibule doors] [matching											Aluminum frame storefront systems with 3/8" plate glass including 3'				
		Glazed Entrances and Storefronts	B2031	transoms and sidelights]	ea	2	\$ 10,000.00	2008	2012	30 \$	\$ 30,000.00	30-Apr-12	Shaun Erick	1 - Good	x 7' door with hardware.	1 - Rare	2 - Minor		
				Standard steel doors: flush, hollow core,															
				insulated, thermally broken. Construction in accordance with SDFMA											Ctool alad outsian doors with an insulated care and a pointed finish				
				Recommended Selection and Usage											Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. Exterior steel doors have worn finishes.				
		Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00	1980	2012	40 \$	\$ 5,500.00	30-Apr-12	Shaun Erick		The approximate replacement cost is \$3600. Exterior cedar clad wood door. Exterior wood door is worn and	2 - Unlikely	2 - Minor		
				Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally											dated. Replace exterior wood door with a steel unit. The				
		Exterior Doors and Frames - Wood	B2032-B	broken.	ea	1	\$ 1,600.00	1980	2012	30 \$	\$ 2,500.00	30-Apr-12	Shaun Erick		approximate replacement cost is \$1800. Glazed exterior doors with aluminum construction with an anodized	4 - Likely	2 - Minor		
		Exterior Doors and Frames - Aluminium	B2032-C		ea	1	\$ 2,500.00	1981	2012	30 \$	\$ 4,000.00	30-Apr-12	Shaun Erick		finish set in aluminum frames.	2 - Unlikely	2 - Minor		
															Electrically operated exterior wood overhead sectional doors. (24'x7'). Exterior overhead doors are sagging and worn. Replace				
				[Pressure resistant doors] [Security doors											exterior overhead doors. The approximate replacement cost is				
	Roof Coverings	Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	ea	2	\$ 3,500.00	1980	2012	40 \$	\$ 10,500.00	30-Apr-12	Shaun Erick	3 - Replacement	\$8000.	4 - Likely	2 - Minor		
	Roof Coverings																		
															Cedar shake roof covering. Cedar shakes appear worn, damaged and some units are missing. Organic growth was also noted.				
															Replace cedar shake roof covering with asphalt shingles. The				
		Shakes - Wood	B3012-D		square foot	3850	\$ 6.02	1980	2012	30 9	\$ 35,000.00	30-Apr-12	Shaun Erick		approximate cost of replacement with asphalt shingles is \$13,000. The approximate cost of replacement with cedar shakes is \$25,000.	4 - Likely	3 - Significant		
											,			·	·	,	- Cigimicani		
				Sheet metal and flexible membrane flashings to protect joints, terminations,											Wood strip fascia complete with a stained finish. Wood fascia is stained and dry rot was noted. Replace wood fascia with sheet				
		Flashings, Trim and Fascia	B3015	changes in plane.	square foot	270	\$ 12.19	1980	2012	40 \$	5,000.00	30-Apr-12	Shaun Erick			4 - Likely	2 - Minor		
				Gutters and downspouts for roof drainage											Pre-finished sheet metal gutters and ABS downspouts. The				
		Metal Gutters And Downspouts	B3015-A	and directing water away from building.		300	\$ 8.41	1980	2012	30 \$	\$ 4,000.00	30-Apr-12	Shaun Erick		approximate replacement cost is \$3000.	1 - Rare	2 - Minor		
	Roof Openings			Glazed roof opening for illumination of															
NTEDIODE		Skylights	B3021	interior.	ea	1	\$ 3,500.00	1980	2012	25 \$	5,500.00	30-Apr-12	Shaun Erick	1 - Good	Acrylic skylight. The approximate replacement cost is \$4000.	2 - Unlikely	2 - Minor		
NTERIORS	Partitions																		
		General Interior Fixed Partitions	C1011		square foot	600	\$ 9.00	2010	2012	9	8,000.00	30-Apr-12	Shaun Erick		Aluminum partition installed on the 3rd Floor.	1 - Rare	2 - Minor		
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	square foot	1590	\$ 15.11	1980	2012	100 \$	\$ 36,000.00	30-Apr-12	Shaun Erick		Interior partition walls with concrete masonry unit (CMU) construction and painted finishes.	1 - Rare	3 - Significant		
		Metal Railings	C1014-A		linear foot		\$ 97.00		2012		11,500.00				Painted metal railings.	1 - Rare	2 - Minor		
															Interior windows with single glazing set in aluminum frames with				
		Windows - Aluminum	C1017-C		square foot	5000	\$ 43.64	1982	2012	50 \$	\$ 327,500.00	30-Apr-12	Shaun Erick			1 - Rare	3 - Significant		
		Operable Counter-Top Windows - Metal (Roll-up/Sliding)	C1018-A		ea	3	\$ 2,002.00	2010	2012	25 \$	\$ 9,000.00	30-Apr-12	Shaun Erick	1 - Good	Aluminum roll-up countertop windows.	1 - Rare	2 - Minor		
	Interior Doors														·				
				Standard steel doors: flush, hollow core.															
				Construction in accordance with CSDFM/ Recommended Selection and Usage											Hollow steel interior doors with a painted finish set in painted metal				

Asset Inventory							Val	ue			Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity		stall Year		e Asset Valuation	Assessment Date	Inspected By	y Overall Condition	Comments	Frequency of failure	Consequence of failure		Asset Repair Cost
				Architectural doors and frames for interior use. Architectural [flush] [panel] [raised														
				panel] [feature] door with matching										Solid core wood interior doors with a clear or painted finish set in				
		Interior Doors and Frames - Wood	C1021-B	formed metal frames for doors [sidelights] [transoms].	ea	55	\$ 1,313.00 198	0 2012	2 4	\$ 108,500.00	30-Apr-12	Shaun Erick	1 - Good	steel frames. Minor damage was noted to various interior wood doors in the facility. The approximate replacement cost is \$73,000.	1 - Rare	3 - Significant	Repair interior wood doors as required throughout the facility.	\$ 2,000.00
		Interior Doors and Frames - Aluminum	C1021-C		ea	1	\$ 2,500.00 200	0 2012) 4	4,000.00	30-∆nr-12	Shaun Erick	1 - Good	Glazed interior doors with aluminum construction with an anodized finish set in aluminum frames.		2 - Minor		
														Single glazing set in aluminum frames with a clear or coloured				
	Fittings	General Interior Storefronts and Entrances	C1023		ea	1	\$ 10,000.00 200	8 2012	2 6	15,000.00	30-Apr-12	Shaun Erick	1 - Good	anodized finish.	1 - Rare	2 - Minor		
		Other Interior Fittings	C1039	Includes interior fittings required for project.	ea	1	\$ 1,000.00 198	0 2012	9	50 \$ 1,500.00	30-Apr-12	Shaun Erick	1 - Good	Painted metal ladder for access to the roof installed in the West Stairs.	1 - Rare	2 - Minor		
	Stair Construction	- Culti-mono. Fixings	0.000		ou		4 1,000.00 100	2012		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	00 / Ipi 12	Cridan Erion	, 0000	, Common	7 714.0	2		
		Concrete Stair Construction	C2010	Includes interior stairs, handrails, landings.	ea	6	\$ 2,500.00 198	0 2012	2 10	00 \$ 22,500.00	30-Apr-12	Shaun Erick	1 - Good	Cast in place concrete stairs.	1 - Rare	3 - Significant		
		Stair Handrails	C2014	Standard design: [Pipe] [Tube] [Bar] handrails, pickets and bottom rails.	linear foot	240	\$ 97.00 198	0 2012	9 6	35,000.00	30-Apr-12	Shaun Erick	1 - Good	Painted metal handrails. West stairs has incorporated glazing into the finish.	1 - Rare	3 - Significant		
	Stair Finishes						, ,								1	,		
														Vinyl and rubber stairs finishes have been installed in the stairwells.				
		Resilient Stair Finishes	C2024		square foot	270	\$ 8.00 198	0 2012	2	25 \$ 3,000.00	30-Apr-12	Shaun Erick	3 - Penlacement	Vinyl finishes are worn and dated. Replace with a rubber stair finish to match existing. The approximate replacement cost is \$1200.		2 - Minor		
	Wall Finishes	Nesilietit Otali i ililolles	02024		square root	210	ψ 0.00 190	2012		-5,000.00	30-Apr-12	SHAUH LHCK	3 - Replacement	to match existing. The approximate replacement cost is \$1200.	5 - 1 OSSIDIE	Z - WIII IOI		
				Gypsum wallboard finish applied to interior wall surfaces. Includes gypsum														
				wallboard furring strips and channels, tape and joint compound finish,										Gypsum wallboard finish applied to interior wall surfaces. Minor			Repair gypsum board walls throughout the facility as	
		Gypsum Wallboard Finish	C3011	accessories.	square door	35,000	\$ 1.57 198	0 2012	2 6	80 \$ 82,500.00	30-Apr-12	Shaun Erick	1 - Good	damage was noted to gypsum board walls throughout the facility.	1 - Rare	2 - Minor	required.	\$ 2,000.00
				Wall tile over [gypsum wallboard]														
		T" W # 5' ' '	20044	[cementitious backer board at wet areas]		400	. 740400				00.4.40	0. 5.1			4 11 12 1			
		Tile Wall Finish	C3014	[concrete and concrete unit masonry].	square foot	400	\$ 7.12 198	0 2012	2 6	\$ 4,500.00	30-Apr-12	Shaun Erick	1 - Good	Ceramic tile wall finish installed in upper floor washrooms. Paint finishes for interior walls. The approximate cost for interior	1 - Unlikely	2 - Minor		
		Painting, Sealing and Staining - Walls Other Wall Covering	C3016 C3017-C	Stainless steel wall accents.	square feet square foot		\$ 1.25 200 \$ 11.00 201			0 \$ 65,500.00 30 \$ 1,500.00		Shaun Erick Shaun Erick		paint is \$45,000.		3 - Significant 2 - Minor		
	Floor Finishes	Other Wall Covering	03017-0	Otaliless steel wall accents.	square root	90	Ψ 11.00 201	2012		υ 1,500.00	30-Apr-12	Orlaum Erick	1 - 0000			Z - WIII IOI		
														12"x12" vinyl composite tile (VCT) flooring. VCT flooring installed in various areas of the facility is damaged and worn. Replace VCT	1			
		Desilient Floring VOT Tile	00000 4	Tile flooring: [Flat Rubber] [Raised profile	64	0000	£ 454.400			n	00 4 40	Oharra Faiale	2. Beaterment	flooring throughout the facility with sheet vinyl products. The	4 Ulliani	O. Minan		
		Resilient Flooring - VCT Tile	C3022-A	rubber] [Vinyl] [Vinyl composition tile].	square root	2000	\$ 4.51 198	0 2012	2 2	25 \$ 13,500.00	30-Apr-12	Snaun Erick	3 - Replacement	approximate replacement cost is \$20,000.	4 - Likely	2 - Minor		
				Sheet flooring: [Vinyl] [Linoleum] sheet;										Commercial grade sheet vinyl flooring. Flooring installed in various areas of the building was noted to be different vintages. Sheet viny				
				[heavy] [commercial] [light commercial]				_						flooring installed in Office 117 is worn. Replace sheet vinyl flooring				
		Resilient Flooring - Sheet	C3022-B	[residential] duty.	square foot	1000	\$ 9.39 199	5 2012	2 2	25 \$ 14,000.00	30-Apr-12	Shaun Erick	1 - Good	installed in Office 117. The approximate replacement cost is \$1000). 2 - Unlikely	2 - Minor		
				Commercial grade carpet suitable for [medium] [heavy] traffic area. Installation:										Commercial grade sheet carpet. Carpet throughout the facility is dated and worn. Certain areas in the facility seams are showing an	d			
				[Direct glue-down] [Tackless mounting										is stained. Replace with sheet vinyl products. The approximate				
		Sheet Carpet	C3023-A	with cushion] [with carpet base]	square foot	8500	\$ 6.38 198	0 2012	2 1	5 \$ 81,500.00	30-Apr-12	Shaun Erick	3 - Replacement	replacement cost is \$80,000.	3 - Possible	3 - Significant		
				Commercial grade carpet tile suitable for														
				[medium] [heavy] traffic area. Installation: [Direct glue-down] [Tackless mounting														
		Carpet Tile	C3023-B	with cushion] [with carpet base] Standard Wood Flooring Type: [Wood	square foot	2500	\$ 5.38 201	0 2012	2 1	5 \$ 20,000.00	30-Apr-12	Shaun Erick	1 - Good	Commercial grade carpet tiles.	2 - Unlikely	2 - Minor		
				strip flooring] [Wood block flooring.]														
				[Wood parquet flooring, [acrylic impregnated] [vinyl bonded]] [Wood														
		Standard Wood Flooring Tile Flooring	C3024-A C3025-A	composition flooring panels].	square foot square foot	900	\$ 3.30 201 \$ 14.94 201			30 \$ 4,500.00 50 \$ 22,500.00		Shaun Erick Shaun Erick		Commercial grade laminate flooring. Ceramic tile flooring.		2 - Minor 2 - Minor		
		The Flooring	0002071		Square root	1000	Ψ 14.54 201	0 2012		φ 22,000.00	00 /tpr 12	Orlaum Errok	1 C000	Mosaic tile flooring. Mosaic tile flooring installed in the washrooms		2 Willion		
														and Storage Room 216 is worn and damaged. Replace mosaic tile flooring installed with sheet vinyl or ceramic tile products. The				
	Ceiling Finishes	Tile Flooring	C3025-A		square foot	200	\$ 12.95 198	0 2012	2 5	50 \$ 4,000.00	30-Apr-12	Shaun Erick	3 - Replacement	approximate cost of replacement is \$3000.	4 - Likely	2 - Minor		
	Centing I misnes																	
				Gypsum wallboard finish system for interior ceilings, for tape and joint														
				compound finish or textured finish. [Screw attached to steel framing and furring] [Nail														
		Gypsum Board Ceiling Finish	C3032		square foot	1000	\$ 4.67 198	0 2012	2 5	50 \$ 7,000.00	30-Apr-12	Shaun Erick	1 - Good	Painted gypsum wallboard finish system for interior ceilings.	1 - Rare	2 - Minor		
														Acoustic ceiling panels with a suspended T-bar aluminum frame				
														system. Stained ceiling tiles were noted throughout the facility. Some of the facility has been upgraded. The approximate cost of			Replace stained ceiling tiles as	
		General Suspended Acoustic Ceiling	C3033		square foot	10000	\$ 4.25 199	0 2012	2 2	25 \$ 64,000.00	30-Apr-12	Shaun Erick	1 - Good	replacement in the remaining areas is approximately \$11,000.	1 - Rare	3 - Significant	required throughout the facility.	\$ 1,000.00
				Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards]														
SERVICES - CONVI	EVING	Wood and Wood Paneling Ceilings	C3036		square foot	2000	\$ 9.91 198	0 2012	2 10	00 \$ 29,500.00	30-Apr-12	Shaun Erick	1 - Good	Wood strip ceiling complete with a stained finish.	1 - Rare	3 - Significant		
	Elevators and Lifts																	
		Passenger Elevators	D1011	Electric and hydraulic traction.			198	0 2012	2 3	30	30-Apr-12	Shaun Erick	1 - Good	Passenger elevator. Single car. Elevator is maintained by manufacturer. For additional information contact manufacturer.				
SERVICES - PLUME	BING Plumbing Fixtures																	
	among i ixtures	- " .		T 7		_						a		Standard tank flush toilet with regular bowl and open front seat. Th				
		Toilets	D2011	Toilets for washrooms.	ea	7	\$ 500.00 198	0 2012	2 3	35 \$ 5,500.00	30-Apr-12	Shaun Erick	1 - Good	approximate replacement cost is \$3500. Floor mounted pedestal type vitreous china units. Pedestal urinals	3 - Possible	2 - Minor		
														create maintenance and sanitation issues. Replace floor mounted				
		Urinals	D2012		ea	1	\$ 1,000.00 198	0 2012	2 3	35 \$ 1,500.00	30-Apr-12	Shaun Erick	3 - Replacement	urinal with a wall mounted unit. The approximate replacement cost is \$2000.		2 - Minor		
		Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	ea	2	\$ 225.00 201	0 2012	2 3	30 \$ 500.00	30-Apr-12	Shaun Erick	1 - Good	Double bowl stainless steel sinks c/w swing spout supply trim.	1 - Rare	2 - Minor		
		Custodial Sinks	D2014-C		ea	1	\$ 1,000.00 200			35 \$ 1,500.00		Shaun Erick		Stainless steel service sink complete with supply trim.		2 - Minor		
														Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury				
		Custodial Sinks	D2014-C		ea	1	\$ 1,000.00 198	0 2012	, ,	35 \$ 1,500.00	30-Apr-12	Shaun Frick	3 - Replacement	situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	5 - Imminent	2 - Minor		
		Custodiai Cirillo	D2014-0		u	1	ψ 1,000.00 190	2012		γ 1,300.00	50 Apr-12	Ondun ENCK	o replacement	The approximate replacement cost is \$1000.	o minimilent	- WILLOW		

Asset Inventory								Value				Condition				Risk		Maintenance	
								Install	Year of	Useful life	Asset	Assessment					Consequence of		Asse
Asset Category Ass	sset Sub-Category	Asset Component	Asset Cod	e Component Description	Unit	Quantity	Unit Cost	Date	Valuation		Valuation	Date	Inspected B	Overall Condition	Comments	failure	failure	Recommended Maintenance	Repair C
															Enamel on steel sink set in vanity c/w supply trim. The approximate				
		Washroom Sinks	D2014-E	Drinking fountain: [Wall mounted, [non-	ea	8	\$ 60.00	0 1980	2012	30 \$	\$ 500.00	30-Apr-12	Shaun Erick	1 - Good	replacement cost with vitreous china units is \$1800.	2 - Unlikely	2 - Minor		
				recessed] [semi-recessed] [full-															
				recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous															
				china] [stainless steel] [enameled cast															
Domi	nestic Water Distrib	General Drinking Fountains and Water Coolers	D2018	iron] [fiberglass].	ea	1	\$ 1,000.00	0 2010	2012	35 \$	1,500.00	30-Apr-12	Shaun Erick	1 - Good	Stainless steel wall hung cooler installed in corridors.	1 - Rare	2 - Minor		
Dome	nestic water distrib	Pumps	D2021-A		ea	1	\$ 500.00	0 2005	2012	20 \$	1,000.00	30-Apr-12	Shaun Erick	1 - Good	Domestic hot water recirculation pump.	2 - Unlikely	2 - Minor		
		Water Heaters	D2023				£ 0.000.00	0.0005	2012	00 #	5,500.00	00 4 40	Oharra Faiala	4 0	Domestic hot water heater. "A.O. Smith" m/n: BTRC251110 s/n: D05M002663 65USg. 251,000BTUH	0 11-11-1	0. Minor		
SERVICES - FIRE/LIFE/SA	SAFETY & SECURIT		D2023		ea	1	\$ 3,600.00	0 2005	2012	20 \$	5,500.00	30-Apr-12	Shaun Erick	1 - G00d	DUSMUU2663 65USg. 251,000BTUH	2 - Unlikely	2 - Minor		
Fire P	Protection Specialt	ities																	
															CO2 and ABC type fire extinguishers installed in various areas of the				
															facility. Various ABC fire extinguishers were made pre-1984 and are no longer up to code. A CO2 fire extinguisher in Storage Room				
															113.1 and ABC fire extinguisher in Office 217 was on the floor.				
															Replace outdated fire extinguishers and installed wall brackets for				
															extinguishers on the floor. Install locator signage for fire extinguishers throughout the building. The approximate				
		Fire Extinguishers	D4033		ea	12	\$ 95.00	0 1980	2012	30 \$	\$ 2,500.00	30-Apr-12	Shaun Erick	2 - Fair		2 - Unlikely	2 - Minor		
RVICES - ELECTRICAL Electr	AL ctrical Service and D	Distribution																	
2.001				Protection equipment and metering															
				devices for main distribution, including main distribution panel, breakers, fuses,											Main switch 120/208V, 800A, 3 phase, 4 wire. The approximate cost				
		Main Electrical Switchboards	D5013	and meters.	ea	1	\$ 9,332.00	0 1980	2012	40 \$	\$ 14,000.00	30-Apr-12	Shaun Erick	1 - Good			2 - Minor		
															Branch circuit panels have been installed in various areas of the				
															facility.				
															CCT Panel A (Mech Rm) - 100%				
															CCT Panel B (Mech Rm) - 45% CCT Panel D (Elec/Jan) - 100%				
															CCT Panel E (Elec/Jan) - 50%				
															CCT Panel H (Stor 216) - 75% CDP (Mech Rm)				
															Circuit panels in the facility are at approximately 74% capacity.				
															Circuit panels in the facility have exceeded their forecasted life cycle but are still in serviceable condition. Retain an electrical consultant				
				Branch circuit panelboards, including											to analyze and ensure equipment is in operating condition. The				
				panelboard, breakers, conduit and wire											approximate cost to replace circuit panels is approximately \$10,000				
		Branch Circuit Panelboards	D5014	e.g. CDP's	ea	5	\$ 1,800.00	0 1980	2012	30 \$	\$ 13,500.00	30-Apr-12	Shaun Erick	1 - Good	and the approximate cost of the electrical consultant is \$3000.	2 - Unlikely	2 - Minor		
															Motor control center installed on the Main Floor Janitor/Electrical				
															Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain				
				Motor control centers, including cabinet,											electrical personnel to analyze and ensure equipment is operating as				
		Motor Control Centers	D5015	motor starters, contactors, switches, conduit, wire and fittings.	ea	1	\$ 3,924.00	1000	2012	20.0	6,000.00	20 Apr 12	Shaun Erick	1 Good	intended. Approximate cost to replace the unit is \$4000 and the approximate cost for a consultant is \$3000.	3 - Possible	2 Minor		
Light	hting and Branch Wi		D3013	conduit, wire and ittings.	ea		Ψ 3,324.00	0 1300	2012	30 4	0,000.00	30-Api-12	Ollauli Ellok	1 - 0000	approximate cost for a consultant is \$5000.	3 - 1 O33IDIE	Z - WIITIOI		
				Fluorescent luminaires for area lighting:															
				[Recessed] [Surface mounted with [metal															
				sides] [wrap-around lens] [strip light]											Suspended, surface and recessed T-8 and CFL fluorescent lighting				
		Interior Fluorescent Fixtures Interior Special Purpose Lighting	D5022-A D5022-E	[industrial] [commercial and institutional]. LED lighting.	square foo	t 15400	\$ 6.00 \$ 500.00	0 2008	2012 2012		\$ 138,500.00 \$ 1,000.00		Shaun Erick Shaun Erick			2 - Unlikely 1 - Unlikely	3 - Significant 2 - Minor		
		intends operating appear Eighting	50022 2	Building exterior lighting systems,	- Cu		ψ 000.00	2010	2012	00 4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	00 / IP: 12	Cridair Erion	. 0000	225 track lighting motalica in the Athan Michell,	· Crimicoly	2		
				including fixtures, lamps, ballasts, emergency lighting units, and															
				accessories. Includes lighting control															
		Constal Exterior Lighting	DE022	equipment, switches, wire, conduit,		E	¢ 510.00	2005	2012	20 4	1 000 00	20 Apr 12	Chaus Frield	1 Cood	Recessed high intensity discharge (HID) exterior lighting installed on	2 Halikalı	2 Minor		
Comr	nmunications and S	General Exterior Lighting Security	D5023	hookup.	ea	5	\$ 512.00	0 2005	2012	30 \$	\$ 4,000.00	30-Apr-12	Shaun Erick	1 - G00d	the West side of the building.	2 - Unlikely	Z - MINOF		
															Fire alarm heat detector installed by the Atrium kitchen. This is the only device that was noted in the facility. Upgrade to a addressable				
		Fire Alarm System	D5031	Fire detection and alarm system.	ea	1	\$ 500.00	1980	2012	25 \$	\$ 1,000.00	30-Apr-12	Shaun Erick	3 - Replacement	fire alarm system. The approximate cost of upgrading is \$ 31,000.	3 - Unlikely	3 - Significant		
															Security system consisting of monitored control panel, access keypad and motion sensors. The approximate replacement cost is				
						45400	\$ 0.88	8 2005	2012	25 \$	\$ 20,500.00	30-Apr-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor		
		Security Systems	D5032		square foo	15400	φ 0.00												
		Security Systems	D5032	Direct-connect, keyed, voice	square foo	15400	\$ 0.86												
		Security Systems	D5032	Direct-connect, keyed, voice intercommunication system with master stations and speaker- microphone	square foo	15400	\$ 0.86												
		Intercommunications And Paging		intercommunication system with master	square foo		\$ 1.54		2012		\$ 35,500.00	30-Apr-12	Shaun Erick	1 - Good	Public address system incorporated through the telephone system.	1 - Rare	3 - Significant		
Other	er Electrical System	Intercommunications And Paging		intercommunication system with master stations and speaker- microphone							\$ 35,500.00	30-Apr-12	Shaun Erick	1 - Good	Public address system incorporated through the telephone system. Emergency evacuation system consisting of illuminated exit signs,	1 - Rare	3 - Significant		
Other	er Electrical System	Intercommunications And Paging ns	D5034-C	intercommunication system with master stations and speaker-microphone stations. Emergency lights at exits and access to	square foo	t 15400	\$ 1.54	4 2005	2012	25 \$					Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. The				
	·	Intercommunications And Paging		intercommunication system with master stations and speaker- microphone stations.		t 15400		4 2005		25 \$	\$ 35,500.00 \$ 25,500.00		Shaun Erick Shaun Erick		Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. The	1 - Rare 2 - Unlikely			
NCTIONAL ASSESSMI	·	Intercommunications And Paging ns	D5034-C	intercommunication system with master stations and speaker-microphone stations. Emergency lights at exits and access to	square foo	t 15400	\$ 1.54	4 2005	2012	25 \$					Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. The approximate replacement cost is \$17,000.				
NCTIONAL ASSESSMI	MENT	Intercommunications And Paging ns	D5034-C	intercommunication system with master stations and speaker-microphone stations. Emergency lights at exits and access to	square foo	t 15400	\$ 1.54	4 2005 0 2010	2012	25 \$		30-Apr-12		1 - Good	Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. The approximate replacement cost is \$17,000. Powered door actuators with push button activation devices (paddles) for		2 - Minor		

						_		Value				Condition				Risk		Maintenance	
et Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cos	Install	Year of	Useful life		Assessment	Inspected By	Overall Condition	Comments		Consequence o	Recommended Maintenance	A
CTURAL		·		·				Date	Valuation	(years)	Valuation	Date				failure	failure		Repa
TURAL	Standard Foundations																		
				Includes continuous strip footings, column															
				footings, foundation walls not requiring											Cast in place Concrete Walls and Columns on spread				
		STANDARD FOUNDATIONS	A1010	extraordinary engineering or construction.	tt3	4100	\$ 2.8	39 1986	2012	100	0 \$ 18,000.0	0 30-Apr-12	Brent Pizzey	1 - Good	footings	2 - Unlikely	4 - Major		
				Includes continuous strip footings, column															
		STANDARD FOUNDATIONS	A1010	footings, foundation walls not requiring extraordinary engineering or construction.	ft3	3200	\$ 2.8	39 2005	2012	100	0 \$ 14,000.0	0 30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Cast in place Concrete Walls and Columns on spread footings	2 - Unlikely	4 - Maior		
	Slab On Grade		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , ,								,			8-				
				Concrete mat, reinforced or not, poured on subgrade and serving as a floor but															
005		SLAB ON GRADE	A1030	not as a structural member.	ft3	2000	\$ 1.9	95 2005	2012	100	0 \$ 6,000.0	0 30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Slab on Grade	2 - Unlikely	3 - Significant		
LOPE	Floor and Wall Constru	ıction																	
				Floors above grade, supported on foundation or exterior walls, piers or											3/4" Treated Plywood over 3" fir decking on Timbe	r			
		Upper Floor Construction	B1012	columns and spanning between supports.	ft2	19500	\$ 15.	10 1986	2012	100	0 \$ 441,500.0	0 30-Apr-12	Brent Pizzey	2 - Fair	frame	3 - Possible	3 - Significant		
				Floors above grade, supported on															
		Hanna Flanc Construction	D4040	foundation or exterior walls, piers or	40	40400	¢ 7	74 0005	0040	40	0 6 450 000 0	0 00 4 40	Deset Dieses	4 0	2005 Addition - 7" Cast in place Concrete	0	4 Mains		
		Upper Floor Construction	B1012	columns and spanning between supports. Sloped surface connecting two or more	πΖ	13160	\$ 7.	71 2005	2012	100	0 \$ 152,000.0	U 3U-Apr-12	Brent Pizzey	1 - G00d	suspended slab	2 - Unlikely	4 - Major		
		B	B4044	planes at different levels, for [pedestrian]	40			10 1000	0040		• • • • • • •		D D'	0.5:		4 17 1	0 0: '''		
		Ramps: Exterior	B1014	[vehicle] traffic .	ft2	600	\$ 3.	12 1986	2012	40	0 \$ 3,000.0	U 30-Apr-12	Brent Pizzey	2 - Fair	Treated wood decking, structure, and railing Combination wood/steel. 65x230 horizontal cedar	4 - Likely	3 - Significant		
		5	D1017	Floor surface connecting two levels with		505		20.005	0040				D D'		top rail, 2-65x140 cedar posts, painted 50dia. Steel		0 0: '''		
	Roof Construction	Exterior Stairs and Handrails	B1017	stepped surface.	In.ft	505	\$ 25.0	00 2005	2012	40	0 \$ 19,000.0	0 30-Apr-12	Brent Pizzey	1 - Good	rails, 20dia. Steel spindles.	2 - Unlikely	3 - Significant		
		ROOF CONSTRUCTION	B1020		ft2	10900	\$ 7.9	90 1986	2012	100	0 \$ 129,000.0	0 30-Apr-12	Brent Pizzey	1 - Good	Pre-engineered wood roof trusses. Comes with 6x12" Glu-lam beams.	2 - Unlikely	5 - Catastrophic		
	Exterior Walls																		
				Non-load-bearing cast-in-place concrete															
		0 11 51 0 1 1 1 1 1 1	D0044 A	wall panels supported on structural frame	40	0400		20.005	0040	400	0 47 000 0		D D'		2005 Addition - 10" Thick Cast in Place Concrete	0 11 17 1			
		Cast In Place Concrete Wall Panels	B2011-A	or by backup construction.	ft2	2160	\$ 5.3	30 2005	2012	100	0 \$ 17,000.0	U 30-Apr-12	Brent Pizzey	1 - Good	walls Rough sawn cedar	2 - Unlikely	4 - Major		
															10 Plywood				
				Wood cladding system consisting of [solid											38x140 Fir studs @ 400 O.C. R20 Insulation				
				wood siding] [shingles] [manufactured											V.B.				
		Wood Clad Exterior Walls	B2013-B	wood siding] applied to backup construction.	ft2	2200	\$ 4.	17 1986	2012	40	0 \$ 14,000.0	0 30-Apr-12	Brent Pizzey	3 - Replacement	13 Drywall The approximate replacement cost is \$9500.	4 - Likely	3 - Significant		
	Exterior Windows																		
				Window type: [Fixed] [Operable]															
				[Residential: individual units set in wall construction] [Continuous horizontal strip															
				windows with mullions] [Continuous															
		Windows - Aluminum	B2022	vertical strip windows with spandrels].	ft2	128	\$ 55.0	00 2005	2012	40	0 \$ 10,500.0	0 30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - dual glazing aluminum frame.	2 - Unlikely	2 - Minor		
															Original Wood framed dual pane windows, wood is				
				Window type: [Fixed.] [Operable.] [Individual units set in wall construction.]											showing it's age, some spots are rotted. Replace wood windows with new energy efficient.				
		Windows - Wood	B2023	[Bay] [Bow] window units.	ft2	267	\$ 135.0	00 1986	2012	3	5 \$ 54,000.0	0 30-Apr-12	Brent Pizzey	3 - Replacement	Approximate cost of replacement \$36000.	5 - Imminent	2 - Minor		
	Exterior Doors																		
				Standard steel doors: flush, hollow core,															
				insulated, thermally broken. Construction in accordance with SDFMA															
				Recommended Selection and Usage								0 00 4 40	D . D:	4 0 1			2 Minor		
		Exterior Doors and Frames - Steel	B2032-A		Ea.	3	\$ 1,800.0	2005	2012	40	0 \$ 8,000.0	0 30-Apr-12	Brent Pizzey	1 - G00d	2005 Addition	2 - Unlikely	Z - IVIII IOI		
		Exterior Doors and Frames - Steel	B2032-A	Recommended Selection and Usage	Ea.	3	\$ 1,800.0	2005	2012	40	0 \$ 8,000.0	0 30-Apr-12	Brent Pizzey	1 - G00d	2005 Addition Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and	2 - Unlikely	Z - IVIIIIOI		
				Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally		3									Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors.				
		Exterior Doors and Frames - Steel Exterior Doors and Frames - Wood	B2032-A	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	Ea.	3	\$ 1,800.0 \$ 1,600.0		2012		0 \$ 8,000.0			3 - Replacement	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and	2 - Unlikely 5 - Imminent			
				Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally	Ea.	3 4 6		00 1986		30		0 30-Apr-12		3 - Replacement	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors.		2 - Minor		
	Roof Coverings	Exterior Doors and Frames - Wood	B2032-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea.	4	\$ 1,600.0	00 1986	2012	30	0 \$ 9,500.0	0 30-Apr-12	Brent Pizzey	3 - Replacement	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400.	5 - Imminent	2 - Minor		
	Roof Coverings	Exterior Doors and Frames - Wood	B2032-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea.	3 4 6 485	\$ 1,600.0 \$ 3,500.0	00 1986	2012	3(0 \$ 9,500.0	0 30-Apr-12 0 30-Apr-12	Brent Pizzey	3 - Replacement 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors	5 - Imminent 3 - Possible	2 - Minor		
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel)	B2032-B B2038 B3011-A	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	00 1986 00 2005 59 1986	2012 2012 2012	31	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast.	5 - Imminent 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant	Re-slope the roof to drain and replace.	9
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors	B2032-B B2038	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	1986 00 2005	2012 2012	31	0 \$ 9,500.0 0 \$ 31,500.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes	5 - Imminent 3 - Possible 3 - Possible	2 - Minor 2 - Minor	Re-slope the roof to drain and replace.	97
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel)	B2032-B B2038 B3011-A	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	00 1986 00 2005 59 1986	2012 2012 2012	31	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing	5 - Imminent 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant		4
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel)	B2032-B B2038 B3011-A	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	00 1986 00 2005 59 1986	2012 2012 2012	31	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation	5 - Imminent 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant		\$
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel)	B2032-B B2038 B3011-A	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	00 1986 00 2005 59 1986	2012 2012 2012	31	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B.	5 - Imminent 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant		\$
	Roof Coverings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS)	B2032-B B2038 B3011-A B3011-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea. Ea. ft2	485 60	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0	00 1986 00 2005 59 1986 00 1986	2012 2012 2012 2012 2012	31 31 22 23	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation	5 - Imminent 3 - Possible 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant 3 - Significant		\$
		Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel)	B2032-B B2038 B3011-A B3011-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors]	Ea. Ea.	6	\$ 1,600.0 \$ 3,500.0 \$ 8.5	00 1986 00 2005 59 1986 00 1986	2012 2012 2012	31 31 22 23	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B.	5 - Imminent 3 - Possible 3 - Possible 3 - Possible	2 - Minor 2 - Minor 3 - Significant		\$
	Roof Coverings Roof Openings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS)	B2032-B B2038 B3011-A B3011-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea. Ea. ft2	485 60	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0	00 1986 00 2005 59 1986 00 1986 71 1986	2012 2012 2012 2012 2012	34 34 24 24	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B.	5 - Imminent 3 - Possible 3 - Possible 3 - Possible 2 - Unlikely	2 - Minor 2 - Minor 3 - Significant 3 - Significant		\$
₹S	Roof Openings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS)	B2032-B B2038 B3011-A B3011-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea. Ea. ft2 ft2	6 485 60 2590	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0	00 1986 00 2005 59 1986 00 1986 71 1986	2012 2012 2012 2012 2012	34 34 24 24	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 2 - Fair	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B. 3* Fir T&G decking	5 - Imminent 3 - Possible 3 - Possible 3 - Possible 2 - Unlikely	2 - Minor 2 - Minor 3 - Significant 3 - Significant 3 - Significant		\$
RS		Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS)	B2032-B B2038 B3011-A B3011-B	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors] Cedar Shakes Concrete block partitions.	Ea. Ea. ft2 ft2	6 485 60 2590	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0	1986 200 2005 59 1986 200 1986 71 1986 200 1986	2012 2012 2012 2012 2012	3(3(2) 2) 3(3)	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 1 - Good 1 - Good	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B. 3* Fir T&G decking	5 - Imminent 3 - Possible 3 - Possible 3 - Possible 2 - Unlikely	2 - Minor 2 - Minor 3 - Significant 3 - Significant 3 - Significant 3 - Significant		\$
RS	Roof Openings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS) Shakes - Wood Roof Window - Clerestory	B2032-B B2038 B3011-A B3011-B B3012-D B3023-D	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors] Cedar Shakes Concrete block partitions. Gypsum Wallboard / Stud Framing	Ea. Ea. ft2 ft2 ft2	6 485 60 2590 50	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0 \$ 4.3	1986 200 2005 59 1986 200 1986 71 1986 200 1986	2012 2012 2012 2012 2012 2012	3(3(2) 2) 3(3)	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0 0 \$ 18,500.0 0 \$ 4,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 1 - Good 1 - Good	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B. 3" Fir T&G decking	5 - Imminent 3 - Possible 3 - Possible 3 - Possible 2 - Unlikely 3 - Possible	2 - Minor 2 - Minor 3 - Significant 3 - Significant 3 - Significant 3 - Significant		\$
S	Roof Openings	Exterior Doors and Frames - Wood Overhead Exterior Doors Built-up Bituminous Roofing (Asphalt and Gravel) Modified Bituminous Membrane Roofing (SBS) Shakes - Wood Roof Window - Clerestory	B2032-B B2038 B3011-A B3011-B B3012-D B3023-D	Recommended Selection and Usage Guidelines for Commercial Steel Doors. Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors] Cedar Shakes Concrete block partitions.	Ea. Ea. ft2 ft2 ft2	6 485 60 2590 50	\$ 1,600.0 \$ 3,500.0 \$ 8.3 \$ 12.0 \$ 4.3	1986 200 2005 59 1986 200 1986 71 1986 200 1986	2012 2012 2012 2012 2012 2012	3(3(2) 2) 3(3)	0 \$ 9,500.0 0 \$ 31,500.0 5 \$ 6,000.0 5 \$ 1,000.0 0 \$ 18,500.0 0 \$ 4,000.0	0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12 0 30-Apr-12	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 2 - Fair 1 - Good 1 - Good	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400. Solid wood barn style doors There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast. There is some water pooling Cedar Shakes Paper on 10 sheathing 2x6 @ 24* OC R20 Insulation V.B. 3" Fir T&G decking	5 - Imminent 3 - Possible 3 - Possible 3 - Possible 2 - Unlikely 3 - Possible	2 - Minor 2 - Minor 3 - Significant 3 - Significant 3 - Significant 3 - Significant		\$

entory						_		Value				Condition				Risk	ļ.	Maintenance	
tegory	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantit	y Unit Cos	t Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency o failure	f Consequence of failure	Recommended Maintenance	Rep
· ·				Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal]															
		F 15 % 0 W 11 1	04044.0	partition framing for tape and joint	"	1050		7 0005	0040	_	- 4 4 000 00		D D:		2005 Addition - Painted GWB, Metal Stud, Painted	0 D 11	4 1 1 10		
li	nterior Doors	Fixed Partitions - Gypsum Wallboard	C1011-C	compound finish.	ft2	1650	\$ 1.5	7 2005	2012	/:	5 \$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	GWB	3 - Possible	1 - Insignificant		
				Standard steel doors: flush, hollow core.															
				Construction in accordance with CSDFM. Recommended Selection and Usage	A										Hollow steel interior doors with a painted finish set				
		Interior Doors and Frames - Steel	C1021-A	Guidelines for Commercial Steel Doors. Architectural doors and frames for interio		3	\$ 1,694.0	00 2005	2012	4	7,500.00	30-Apr-12	Brent Pizzey	1 - Good	in painted metal frames.	1 - Rare	1 - Insignificant		
				use. Architectural [flush] [panel] [raised															
				panel] [feature] door with matching formed metal frames for doors [sidelights											Solid core wood interior doors with a clear or				
		Interior Doors and Frames - Wood	C1021-B	[transoms]. Labelled Fire Doors, Frames and	Ea.	8	\$ 1,313.0	0 1986	2012	4	0 \$ 16,000.00	30-Apr-12	Brent Pizzey	1 - Good	painted finish set in steel frames.	2 - Unlikely	1 - Insignificant		
				Hardware: Fire resistive door assembly installed in fire wall, including frame,															
		Interior Fire Doors	C1024	hardware and alarm activated closing device.	Ea.	2	\$ 3,500.0	0 2005	2012	6	0 \$ 10,500.00	30-Δnr-12	Brent Pizzey		Labeled 3/4hr fire rated. Hollow steel doors with a painted finish set in painted metal frames.	1 - Rare	3 - Significant		
F	ittings	Interior File Books	01024		Lu.	-	Ψ 0,000.0	0 2000	2012	, ,	υ 10,000.00	7 00 7 pr 12	DIGIT IZZCY	1 0000	Metal toilet Partitions, 4 in original structure, 6 in	1 Itale	o olgilillodik		
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea.	10	\$ 1,500.0	0 2005	2012	3	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition	2 - Unlikely	2 - Minor		
•	Floor Finishes														Restaurant floor - Ceramic tile, may have been				
		Tile Flooring	C3025-A	Portland Cement Terrazzo: [Standard]	ft2	2150	\$ 14.9	4 2005	2012	5	\$ 48,000.00	30-Apr-12	Brent Pizzey	2 - Fair	replaced sometime in the last 10 yrs.	2 - Unlikely	2 - Minor		
				[Venetian] [Rustic] type. [Sand cushion] [Monolithic] [Bonded] [Epoxy-bonded]															
•	Coiling Finishes	Rubber Flooring	C3026	[Precast] installation.	ft2	1400	\$ 18.8	7 2005	2012	3	\$ 39,500.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Multipurpose room	1 - Rare	1 - Insignificant		
	Ceiling Finishes			Wood ceiling finish. Includes furring and															
		Wood and Wood Paneling Ceilings	C3036	nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	2500	\$ 9.9	1 1986	2012	10	\$ 37,000.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant ceiling - 3" T&G Fir decking	1 - Rare	2 - Minor		
		Painting and Staining for Ceilings	C3038		ft2	6600	\$ 1.7	9 2005	2012	1	3 \$ 17,500.00	30-Apr-12	Brent Pizzey	1 - Good	Stained Wood in restaurant ceiling (2500 ft2), Painted GWB in 2005 Addition (4100 ft2).	3 - Possible	1 - Insignificant		
- PLUMBI	NG Plumbing Fixtures																		
	rambing rixtures	Toilets	D2011	Toilets for washrooms.	Ea.	12	\$ 500.0	0 2005	2012	2	5 \$ 9,000.00	20 Apr 12	Brent Pizzey	1 Good	Standard toilets with tanks, 5 located in restaurant, 7 located in 2005 addition	1 - Rare	2 - Minor		
						12									Vitreous China wall hung with IR flush valves, 2				
		Urinals	D2012	Urinals for washrooms. Kitchen sink(s) suitable for [residential]	Ea.	3	\$ 1,000.0		2012		5 \$ 4,500.00		Brent Pizzey		located in restaurant, 1 located in 2005 addition 3 located in restaurant kitchen, 1 located in 2005	1 - Rare	2 - Minor		
		Kitchen Sinks	D2014-A	[commercial] service.	Ea.	4	\$ 225.0	0 1985	2012	3	0 \$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	addition	2 - Unlikely	2 - Minor		
Г	Domestic Water Distrib	Washroom Sinks	D2014-E		Ea.	13	\$ 60.0	0 2005	2012	3	3 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	5 located in restaurant, 8 located in 2005 addition	1 - Rare	2 - Minor		
		Domestic Water Conditioning Equipment	D2022	Water softener system	Ea.	1	\$ 1,500.0	0 2005	2012	2	2,500.00	30-Apr-12	Brent Pizzey	1 - Good	located in mechanical room below restaurant	1 - Rare	1 - Insignificant		
															1 Located in mechanical room below restaurant, 75 Gal,				
															68,400 BTU, MFR: Bradford White, M/N: M2TW75T6BN S/N: GC13206370, 1 located in mech room in 2005				
S	Sanitary Waste	Water Heaters	D2023	Natural Gas	Ea.	2	\$ 3,600.0	0 2005	2012	2	11,000.00	30-Apr-12	Brent Pizzey	1 - Good	addition, Model information unavailable.	2 - Unlikely	2 - Minor		
F	Rain Water Drainage	General Floor Drains	D2033		Ea.	5	\$ 3,000.0	0 2005	2012	5	22,500.00	30-Apr-12	Brent Pizzey	1 - Good		1 - Rare	3 - Significant		
				Roof Drain Type: [Standard] [Insert]															
				[Inverted roof system] type. [Controlled															
		Roof Drains	D2042	flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea.	4	\$ 760.0	0 1985	2012	7	5 \$ 4,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	One is missing and needs replacement on the west side of restaurant roof. Replacement cost is \$300.		2 - Minor		
C	Other Plumbing System	ns		Special piping requirements not describe	d										Sump pump located in mechanical room in boat				
- MECHA	NICAL	Other Plumbing Systems	D2059	above e.g. sump pumps.	Ea.	1	\$ 640.0	0 2005	2012	2	3 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	storage.	2 - Unlikely	3 - Significant		
	leat Generating System	ns													One located in Mechanical room in boat storage				
				Furnance and acceptantian for flight											servicing restaurant MFR: Lennox, M/N: C33-60D-2 6, S/N: 6010E01136, installed in 2010; other	<u>2</u> .			
				Furnaces and accessories for [light commercial] [residential] use, complete											located in mech room in 2005 addition (model				
C	Cooling Generating Sys	Standard Furnaces	D3023	with burner and controls.	Ea.	2	\$ 4,500.0	0 2005	2012	3	3,500.00	30-Apr-12	Brent Pizzey	1 - Good	information unavailable)	2 - Unlikely	4 - Major		
															Both located in Mechanical room in boat storage 1 servicing restaurant MFR: Lennox, M/N:				
															PA13NR048-E, S/N: 4207X0567, installed in 2007; other servicing 2005 addition MFR: Lennox, M/N:				
		General Refrigerant Compressors and Condensing Units	D3033	Condensing units for air-conditioning systems.	Ea.	2	\$ 3,300.0	0 2007	2012	2	5 \$ 10,000.00	30-Apr-12	Brent Pizzey	1 - Good	13ACX-060-230-13, S/N: 1910E11117, installed in	2 - Unlikely	2 - Minor		
	Distribution Systems	General Reinigerant Compressors and Condensing Units	D3033	systems.	La.	2	φ 3,300.0	0 2007	2012		5 \$ 10,000.0C	30-Apr-12	Dient Fizzey	1 - G00u	2010.	2 - Offlikely	Z - IVIII IOI		
															Ductwork needs cleaning & insulation needs to be				
															replaced. Evidence of bird habitation & excrement. Replace rusted ductwork and damaged insulation.				
		Ducts - Air Distribution Ducts - Air Distribution	D3041-D D3041-D		ft2 ft2	2500 4100		9 1985 9 2005	2012 2012		5 \$ 15,500.00 5 \$ 25,000.00		Brent Pizzey Brent Pizzey	2 - Fair	Approximate replacement cost of \$10000. HVAC ductwork in good condition.	4 - Likely 1 - Rare	2 - Minor 2 - Minor		
		Air Handling Units - Air Distribution	D3041-A	Boat storage Air handling unit Roof, exterior walls, washroom, special	Ea.	2	\$ 2,500.0		2012		0 \$ 7,500.00		Brent Pizzey		Located in the boat storage area.		3 - Significant		
		Fans: Exhaust	D3045-A	purpose rooms etc.	Ea.	3	\$ 500.0	0 1985	2012	3	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant - Kitchen & Washroom exhaust	2 - Unlikely	2 - Minor		
	Terminal and Package l	Jnits		Terminal heat transfer units for heating															
ı				and cooling: [Electric baseboards] [Fan															
ī				coil cabinet unit heaters] [Fin tube															

Inventory								Value				Condition				Risk		Maintenance	
t Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	/ Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asse Repair C
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	Ea.		2 \$ 135.0	2005	2012	3(\$ 500.00	2-May-12	Shaun Erick	1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant		
CES - FIRE/I	IFE/SAFETY & SECURIT	0 ,	D0002 //	Systems.	Lu.		Σ ψ 100.0	2000	2012		φ 000.00	Z May 12	Orlauri Eriok	1 0000	r rogrammable thermostats.	I - Ivai e	1 - msignincant		
	Fire Protection Special																		
		Foam Generating Equipment	D4042	Wet chemical foam fire extinguishing system designed for [total flooding of] [local application in] spaces indicated.	Ea.	1	\$ 10,000,00	1085	2012	3(\$ 15,000.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant Range hood Fire suppression system	2 - Unlikely	5 - Catastrophic		
CES - ELECT	TRICAL	1 dam Generating Equipment	D4042	[local application in] spaces indicated.	La.		\$ 10,000.00	1303	2012	30	Ψ 13,000.00	30-Api-12	Dient i izzey	1 - G000	restaurant reange nood i ne suppression system	Z - Offlikely	5 - Gatastropriic		
	Electrical Service and I	Distribution																	
	Electrical Col vice and I			Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses,											400 A Electrical service has been installed in the				
		Main Electrical Switchboards	D5013	and meters.	Ea.	1	\$ 9,332.0	1985	2012	40	\$ 14,000.00	30-Apr-12	Brent Pizzey	1 - Good	facility.	2 - Unlikely	3 - Significant		
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Branch circuit panelboards, including	Ea.	2	\$ 1,800.0	1985	2012	30	\$ 5,500.00	30-Apr-12	Brent Pizzey	1 - Good	175A 1PH-3W 42cct panel servicing restaurant.	2 - Unlikely	3 - Significant		
				panelboard, breakers, conduit and wire															
	Lighting and Branch W	Branch Circuit Panelboards	D5014	e.g. CDP's	Ea.	1	\$ 1,800.0	2005	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	100A 1PH-3W 20cct panel servicing 2005 addition.	2 - Unlikely	3 - Significant		
	Lighting and branch w	•		Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]											Surface mounted T-8 fluorescent lighting fixtures				
		Interior Fluorescent Fixtures	D5022-A	[industrial] [commercial and institutional].	ft2	10900	\$ 6.00	1985	2012	30	\$ 98,000.00	30-Apr-12	Brent Pizzey	1 - Good	are installed in certain areas within the facility.	2 - Unlikely	2 - Minor		
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	10	\$ 100.00	2005	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard incandescent lighting for illumination in the boat storage area.	1 - Rare	2 - Minor		
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	8	\$ 512.00	1985	2012	30	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and ceiling mounted at the building exit points.	2 - Unlikely	2 - Minor		
	Other Electrical System		,			1					,					<u>'</u>			
	•			Emergency lights at exits and access to											Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote				
		Emergency Light Systems	D5091	exits, circulation areas.	ft2	10900	\$ 1.10	2005	2012	20	\$ 18,000.00	30-Apr-12	Brent Pizzey	1 - Good	light heads.	2 - Unlikely	2 - Minor		

Asset Inventory						٧	alue		Condition	<u> </u>		Risk		Maintenance	,
Asset Category	Asset Sub-Category	Asset Component	Asset Cod	de Component Description	Unit Quantity	Unit Cost	Install Year		Assessment	Inspected By Overall Condition	Comments	Frequency of		Recommended Maintenance	Asset
TRUCTURAL	,						Date Valuat	ion (years) Valuation	Date	, , , ,		failure	failure		Repair Co
ROCTORAL															
	Standard Foundations														
				Includes continuous strip footings, column											
		STANDARD FOUNDATIONS	A1010	footings, foundation walls not requiring extraordinary engineering or construction.	square foot 265	0 \$ 10.57 1	965 201	100 \$ 42,000.00	02-May-12	Shaun Erick 1 - Good	Concrete strip footings.	1 - Rare	3 - Significant		
	Slab On Grade			Concrete mat, reinforced or not, poured											
				on subgrade and serving as a floor but											
	Basement Walls	SLAB ON GRADE	A1030	not as a structural member.	square foot 2650	\$ 6.60 1	965 201	2 100 \$ 26,000.00	02-May-12	Shaun Erick 1 - Good	Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
	Dascinent Wans														
											Cast in place concrete foundation walls. An extreme amount of water was noted in the basement of the facility. Also noted was				
				Foundation walls that enclose usable							corrosion on structural teleposts. Retain a foundation consultant to	ა			
		BASEMENT WALLS & CRAWLSPACE	A2020	space under the building and resist moisture penetration.	square foot 2650	\$ 31.13 1	965 201	100 \$ 123,500.00	02-May-12	Shaun Erick 2 - Fair	analyze and make recommendations for remediation. The approximate cost for consultant fees is \$5000.	3 - Possible	4 - Major	Remove water from the basement.	\$ 500.0
ENVELOPE	Roof Construction														
	Roof Construction														
				Canopies, awnings, walkway covers,							Wood framed canopy complete with structural wood columns. Structural columns are deteriorating and required replacement.				
		Canopies	B1023		ea 1	\$ 6,860.00 1	965 201	2 100 \$ 10,500.00	02-May-12	Shaun Erick 2 - Fair	The approximate cost of replacing the wood columns is \$500.	5 - Imminent	2 - Minor		
	Exterior Walls			Wood cladding system consisting of [solid											
				wood siding] [shingles] [manufactured							Painted wood columns installed on the South side of the building.				
		Wood Clad Exterior Walls	B2013-B	wood siding] applied to backup construction.	linear foot 55	\$ 4.00 1	965 201	2 40 \$ 500.00	02-May-12	Shaun Erick 2 - Fair	Paint is cracking on wood columns. Wood columns have also exceeded their forecasted life cycle.	3 - Possible	2 - Minor	Sand and repaint wood columns.	s. \$ 300.0
		Wood Glad Extend Walle	520.05	Wood cladding system consisting of [solid		ψσσ .	201	10 \$ 000.00	02 may 12	Chadh Enox E Fair	Painted plywood infill panels installed on the South side of the		2 10	Cana and repairs weed columns.	σ. φ σσσ
				wood siding] [shingles] [manufactured wood siding] applied to backup							building. Wood infill panels are worn and de-laminating. Replace wood infill panels with sheet metal products. The approximate				
		Wood Clad Exterior Walls	B2013-B		square foot 80	\$28/sheet 1	965 201	2 40 \$ 500.00	02-May-12	Shaun Erick 3 - Replacement	replacement cost is \$350.	4 - Likely	2 - Minor		
				Wood cladding system consisting of [solid							Painted/stained horizontal and vertical wood siding for exterior				
				wood siding] [shingles] [manufactured							walls. Exterior wood siding is worn and dated. De-lamination and				
		Wood Clad Exterior Walls	B2013-B	wood siding] applied to backup construction.	square foot 2999	\$ 4.00 1	965 201	40 \$ 18,000.00	02-May-12	Shaun Erick 2 - Fair	dry rot were also noted. Replace exterior wood siding. The approximate replacement cost with vinyl siding is \$24,000.	4 - Likely	3 - Significant		
				Exposed under surface of overhead building elements such as roof eaves,											
				projecting or overhanging floors, exposed											
	Exterior Windows	Exterior Soffits	B2018	floor surfaces.	square foot 420	\$ 5.44 2	007 201	2 50 \$ 3,500.00	02-May-12	Shaun Erick 1 - Good	Aluminum residential soffits.	1 - Rare	2 - Minor		
	Exterior Willidows										Double glazed, sealed windows set in fixed wood frames. Exterior	1			
				Window type: [Fixed.] [Operable.]							wood window frames are rotting and wood windows have exceeded their forecasted life cycle and may be energy inefficient.				
				[Individual units set in wall construction.]							Replace exterior wood windows with vinyl units. The approximate				
	Exterior Doors	Windows - Wood	B2023	[Bay] [Bow] window units.	square foot 242.72	\$ 135.00 1	965 201	2 35 \$ 49,000.00	0 02-May-12	Shaun Erick 3 - Replacement	replacement cost is \$13,500.	5 - Imminent	2 - Minor		
				Standard steel deere flush hallow sere											
				Standard steel doors: flush, hollow core, insulated, thermally broken. Construction											
				in accordance with SDFMA Recommended Selection and Usage							Steel-clad exterior doors with an insulated core and a painted finis				
		Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	ea 3	\$ 1,800.00 1	980 201	2 40 \$ 8,000.00	02-May-12	Shaun Erick 1 - Good	set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
											Exterior oversize sliding wood door complete with steel frame. (10'x7') Exterior sliding wood door is damaged and de-laminating.				
											Unsure at the time of assessment if the door was still in operation.				
				Doors, Wood: Architectural [flush] [panel]							If to be used again replace with a overhead steel door with an approximate replacement cost of \$2000. If not to be used again file	П			
				doors; hollow core, insulated, thermally							in wall and insulate with an approximate replacement cost of				
		Exterior Doors and Frames - Wood	B2032-B	broken.	ea 1	\$ 2,500.00 1	965 201	2 30 \$ 4,000.00	02-May-12	Shaun Erick 3 - Replacement	\$5000. Solid core wood exterior doors with a painted finish set in wood	5 - Imminent	2 - Minor		
											frames. The exterior wood door on the West side of the building is				
				Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally							worn and dated. Replace exterior wood door on the West side of the building. The approximate cost of replacement with a steel				
		Exterior Doors and Frames - Wood	B2032-B	broken.	ea 1	\$ 1,100.00 1	965 201	2 30 \$ 1,500.00	02-May-12	Shaun Erick 3 - Replacement	units is \$1800.	3 - Possible	2 - Minor		
		Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea 1	\$ 2,591.00 2	007 201	2 40 \$ 4,000.00	02-May-12	Shaun Erick 1 - Good	Electrically operated overhead sectional steel door complete with opener.(8'x8')	2 - Unlikely	2 - Minor		
	Roof Coverings										Modified bituminous membrane roofing (SBS) with torched on				
		Modified Bituminous Membrane Roofing (SBS)	B3011-B		square foot 2650	\$ 12.00 2	008 201	25 \$ 47,500.00	02-May-12	Shaun Erick 1 - Good	membrane and asphalt topping.	2 - Unlikely	3 - Significant		
				Sheet metal and flexible membrane flashings to protect joints, terminations,											
		Flashings, Trim and Fascia	B3015	changes in plane.	square foot 270	\$ 3.99 2	007 201	2 40 \$ 1,500.00	02-May-12	Shaun Erick 1 - Good	Pre-finished sheet metal fascia.	1 - Rare	2 - Minor		
				Gutters and downspouts for roof drainage							Aluminum gutters and downspouts installed throughout the				
		Metal Gutters And Downspouts	B3015-A	and directing water away from building.	linear foot 231	\$ 8.41 2	007 201	30 \$ 3,000.00	02-May-12	Shaun Erick 1 - Good	perimeter with pre-finished surfaces.	1 - Rare	2 - Minor		
	Roof Openings										Stone chimney for fireplace. Minor damage was noted on the West side	2		Repair stone work on the West	
NTERIORS		Chimney/Fireplace	B3023-E		ea 1	\$ 6,500.00 1	965 201	75 \$ 10,000.00	02-May-12	Shaun Erick 2 - Fair	of the building.		2 - Minor	side of the building.	\$ 500.0
NIERIORS	Partitions														
		General Interior Fixed Partitions	C1011	Chain link fencing.	linear foot 36	\$ 12.82 1	990 201	2 60 \$ 500.00	02-May-12	Shaun Erick 1 - Good	Chain link fencing for interior partition walls. Interior double pane window set in a fixed wood frame with painted	1 - Rare	2 - Minor		
		Windows - Wood	C1017-B		square foot 6	\$ 55.00 1	965 201	2 50 \$ 500.00	02-May-12	Shaun Erick 1 - Good	finishes.		2 - Minor		
	Interior Doors														
				Architectural doors and frames for interior							Painted interior wood doors set in wood frames. Two interior door	s			
				use. Architectural [flush] [panel] [raised panel] [feature] door with matching							are dutch doors installed in the Stores Lobby. Paint finish on interior wood doors is worn and all doors have exceeded their				
				formed metal frames for doors [sidelights]							forecasted life cycle. Replace interior wood doors throughout the			Repaint interior wood doors as	
		Interior Doors and Frames - Wood	C1021-B	[transoms].	ea 9	\$ 1,313.00 1	965 201	40 \$ 17,500.00	02-May-12	Shaun Erick 2 - Fair	facility. The approximate cost of replacement is \$12,000.	1 - Rare	2 - Minor	required.	\$ 500.0
		Interior Doors and Frames - Wood	C1021-B								Interior steel date used as an office door The approximate				
		Interior Gates and Rails	C1021-B	Gates and rails for pedestrian control	ea 1	\$ 500.00 1	980 201	2 40 \$ 1,000.00	02-May-12	Shaun Erick 1 - Good	Interior steel gate used as an office door. The approximate replacement cost with a standard wood interior door is \$500.	1 - Rare	2 - Minor		
	Stair Construction			Gates and rails for pedestrian control installed in interior of facility.	ea 1	\$ 500.00 1 \$ 2,500.00 1				Shaun Erick 1 - Good Shaun Erick 1 - Good			2 - Minor		

Asset Inventory						Value			Condition			Risk		Maintenance	
Asset Category Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit Qua	antity Unit Cos	t Install Date	Year of Valuation		Assessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cos
			Gypsum wallboard finish applied to interior wall surfaces. Includes gypsum												-
			wallboard furring strips and channels,								Gypsum wallboard, on walls, standard, taped & finished (level 4			Danaia a manasa kanada walla an	
	Gypsum Wallboard Finish	C3011	tape and joint compound finish, accessories.	square foot 732	\$ 1.	57 1965	2012	60 \$ 1,500.00	02-May-12	Shaun Erick 2 - Fair	finish), 1/2" thick. Minor damage was noted to interior gypsum board walls.	2 - Unlikely	2 - Minor	Repair gypsum board walls as required.	\$ 250.00
			Wall tile over [gypsum wallboard]												
	Tile Wall Finish	C3014	[concrete and concrete unit masonry].	square foot 139	\$ 7.	18 1995	2012	40 \$ 1,500.00	02-May-12	Shaun Erick 1 - Good	Ceramic tile wall finish.	2 - Unlikely	2 - Minor		
											Paint finish for interior walls. Paint finish is worn throughout the facility. Repaint the entire facility. The approximate replacement				
	Painting, Sealing and Staining - Walls	C3016	Flexible wall coverings applied over	square foot 3172	\$ 1.	25 1990	2012	10 \$ 6,000.00	02-May-12	Shaun Erick 3 - Replacement	cost is \$4000.	5 - Imminent	2 - Minor		
			continuous rigid substrates: Wall Covering Material: [Wood panelling] [Vinyl												
			wall covering] [Wall paper] [Cork												
	Wall Coverings and Panelling	C3017	wallpaper] [Flexible wood veneer] [Textiles].	square foot 856	\$ 3.	20 1980	2012	40 \$ 4,000.00	02-May-12	Shaun Erick 1 - Good	Stained wood wall panelling installed in the Garage. The approximate replacement cost is \$2800.	2 - Unlikely	2 - Minor		
											Vinyl wall covering. Vinyl wall covering installed in the Stores Office is damaged. Replace vinyl wall covering. The approximate				
	Vinyl Wall Coverings	C3017-A		square foot 80	\$ 0.	80 1971	2012	30 \$ 500.00	02-May-12	Shaun Erick 3 - Replacement	cost of replacement is \$100. Painted plywood wall finish. The approximate replacement cost is		1 - Insignificant		
Floor Finishes	Wood Panelling	C3017-B		square foot 2440	\$ 0.8	8 1965		30 \$ 3,000.00		1 - Good	\$2500.	5 - Imminent	2 - Minor		
1 loor 1 misnes											12"x12" vinyl asbestos tile (VAT) flooring. VAT flooring installed in				
											various areas in the facility is worn and damaged. Tile is being				
											ground down to a dust with makes it extremely hazardous to building occupants, as the tile dust can easily become airborne.				
											This situation must be corrected immediately. Retain a hazardous materials consultant to analyze and make recommendations for				
			Tile flooring: [Flat Rubber] [Raised profile								remediation. Replace VAT flooring with sheet vinyl products. The approximate replacement cost including consultant and asbestos				
	Resilient Flooring - VAT Tile	C3022-A		square foot 1415	\$ 5.	00 1965	2012	25 \$ 10,500.00	02-May-12	Shaun Erick 3 - Replacement	abatement is \$22,000. 12"x12" vinyl composite tile (VCT) flooring. VCT flooring installed	5 - Imminent	4 - Major		
											in various areas of the facility is worn and damaged. Replace VC	г			
	Resilient Flooring - VCT Tile	C3022-A		square foot 383	\$ 4.	51 1980	2012	25 \$ 2,500.00	02-May-12	Shaun Erick 3 - Replacement	flooring with sheet vinyl products. The approximate replacement cost is \$3600.		2 - Minor		
			Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial]								Sheet vinyl flooring. Sheet vinyl flooring installed in the corridor to the Garage is worn and dirty. Replace sheet vinyl flooring. The				
	Resilient Flooring - Sheet Vinyl	C3022-B	[residential] duty. Sheet flooring: [Vinyl] [Linoleum] sheet;	square foot 77	\$ 9.	39 1990	2012	25 \$ 1,000.00	02-May-12	Shaun Erick 3 - Replacement	approximate replacement cost is \$750. Linoleum sheet flooring. Linoleum sheet flooring installed in the	3 - Possible	2 - Minor		
	Resilient Flooring - Linoleum	C3022-B	[heavy] [commercial] [light commercial] [residential] duty.	square foot 107	\$ 3.	00 1000	2012	25 \$ 500.00	02 May 12	Shaun Erick 3 - Replacement	lobby of the Stores is worn and dated. Replace with sheet vinyl products. The approximate replacement cost is \$1100.	4 - Likely	2 - Minor		
	Resilient Flooring - Enfoleum	С3022-В		square root 107	φ 3.	1980	2012	25 φ 500.00	02-Way-12	Shaun Elick 3 - Replacement		4 - Likely	Z - IVIII IOI		
			Commercial grade carpet suitable for [medium] [heavy] traffic area. Installation:								Commercial grade sheet carpet. Sheet carpet installed in Offices is dirty, worn and dated. Replace sheet carpet installed in the				
	Sheet Carpet	C3023-A	[Direct glue-down] [Tackless mounting with cushion] [with carpet base]	square foot 215	\$ 6.	38 1971	2012	15 \$ 2,000.00	02-May-12	Shaun Erick 3 - Replacement	Offices with sheet vinyl products. The approximate cost of replacement is \$2100.	4 - Likely	2 - Minor		
			Standard Wood Flooring Type: [Wood strip flooring] [Wood block flooring.]								Painted plywood flooring installed in various area of the facility. Plywood flooring is damaged and worn. Holes in the flooring were				
			[Wood parquet flooring, [acrylic impregnated] [vinyl bonded]] [Wood								noted in the Staff Lounge. Replace plywood flooring and cover with sheet vinyl products. The approximate replacement cost is				
Ceiling Finishes	Standard Wood Flooring	C3024-A	composition flooring panels].	square foot 513	\$0.	88 1965	2012	30 \$ 500.00	02-May-12	Shaun Erick 3 - Replacement	\$5300.	3 - Possible	2 - Minor		
Celling Finishes			O												
			Gypsum wallboard finish system for interior ceilings, for tape and joint								Painted gypsum wallboard finish system for interior ceilings				
			compound finish or textured finish. [Screw attached to steel framing and furring] [Nail								installed in the Mechanical Room and Staff Room Washrooms. The approximate replacement cost of gypsum board ceiling is				
	Gypsum Board Ceiling Finish	C3032	attached to wood framing and furring]	square foot 91	\$ 4.	67 1971	2012	50 \$ 500.00	02-May-12	Shaun Erick 1 - Good	\$500. 12"x12" square ceiling tile glued/nailed/stapled to ceilings. FACT	1 - Rare	2 - Minor		
											installed in the Garage is worn and stained. Replace FACT in the Garage with a suspended ceiling. The approximate replacement				
	Ceiling Tile System - Nail or Glue-in	C3034	Wood ceiling finish. Includes furring and	square foot 514	\$ 3.	00 1965	2012	25 \$ 2,500.00	02-May-12	Shaun Erick 3 - Replacement	cost is \$2200.	3 - Possible	2 - Minor		
		00000	nailing strips. [Solid wood T&G boards]				0040	400 0 000000		0. 5:1 4.0 1		0 11 11 1	0. 14:		
SERVICES - PLUMBING	Wood and Wood Paneling Ceilings	C3036	[Wood paneling]	square foot 2211	\$ 0.	88 1965	2012	100 \$ 3,000.00	02-May-12	Shaun Erick 1 - Good	Painted plywood ceiling finish.	2 - Unlikely	2 - Minor		
Plumbing Fixtures											Standard tank flush toilet with regular bowl and open front seat.				
	Toilets	D2011	Toilets for washrooms. Kitchen sink(s) suitable for [residential]	ea 3	\$ 500.	00 1985	2012	35 \$ 2,500.00	02-May-12	Shaun Erick 1 - Good	The approximate cost of replacement is \$1500. Double bowl stainless steel sinks c/w swing spout supply trim. Th	3 - Possible	2 - Minor		
	Kitchen Sinks Washroom Sinks	D2014-A D2014-E	[commercial] service.	ea 1 ea 3	\$ 225. \$ 250.		2012 2012	30 \$ 500.00 30 \$ 1,000.00		Shaun Erick 1 - Good Shaun Erick 1 - Good	approximate replacement cost is \$250. Wall mounted vitreous china sink installed c/w supply trim.	1 - Rare 1 - Rare	2 - Minor 2 - Minor		
	Tradition Child	223112		ou o	Ψ 200.		20.2	υς ψ 1,000.00	oz may iz	Ondan End.	Stainless steel shop sink c/w supply trim installed in the Garage. Sink installed in the Garage is worn and dirty. Replace sink	. rtaro			
											installed in the Garage. The approximate replacement cost is				
	Shop Sinks	D2014-F	Drinking fountain: [Wall mounted, [non-	ea 1	\$ 250.	00 1965	2012	35 \$ 500.00	02-May-12	Shaun Erick 3 - Replacement	\$250.	5 - Imminent	2 - Minor		
			recessed] [semi-recessed] [full- recessed]]; [Floor mounted, pedestal								Drinking fountain, wall mounted, non-recessed, vitreous china, 7"				
			type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast								back, single bubbler, for connection to cold water supply. Drinking fountain is worn and dated. Replace drinking fountain. The				
Domestic Water	General Drinking Fountains and Water Coolers	D2018	iron] [fiberglass].	ea 1	\$ 852.	73 1971	2012	35 \$ 1,500.00	02-May-12	Shaun Erick 3 - Replacement	approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
Distribution											Con fired demontio but water heater B				
											Gas fired domestic hot water heater. "Rheem" m/n: RG30-32M s/n: 0481-10414 30USg. 32,000BTUH Hot water heater installed				
											in the Mechanical Room has exceeded its forecasted life cycle and could fail at anytime. Replace hot water heater with an	i			
SERVICES - MECHANICAL	Water Heaters	D2023		ea 1	\$ 1,800.	00 1981	2012	20 \$ 2,500.00	02-May-12	Shaun Erick 3 - Replacement	approximate cost of \$1800.	2 - Unlikely	2 - Minor		
Heat Generating Systems															
Oyaleilis			Furnaces and accessories for [light								Confired furnose opening w/s; CC4A/DV CCD CZC CZ				
	Standard Furnaces	D3023	commercial] [residential] use, complete with burner and controls.	ea 1	\$ 4,500.	00 2006	2012	30 \$ 7,000.00	02-May-12	Shaun Erick 1 - Good	Gas fired furnace. "Lennox" m/n: G61MPV-36B-070-07 s/n: 5906K13319 68,000BTUH	2 - Unlikely	2 - Minor		

Inventory					,	Ţ	,	Value			Con	ndition			Risk		Maintenance	
et Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation		sset As ation	ssessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Co
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	0 2009	2012	30 \$ 7,	000.00 02-M	May-12	Shaun Erick 1 - Good	Gas fired furnace. "Lennox" m/n: G71MPP-60D-135-02 s/n: 5909G27636 132,000BTUH	2 - Unlikely	2 - Minor		
	Distribution Systems	Air Cleaning Devices - Air Distribution	D3041-C		ea	1	\$ 850.00	0 2000	2012	35 \$ 1,	500.00 02-M	May-12	Shaun Erick 1 - Good	Air filtration unit installed in the Garage.	2 - Unlikely	2 - Minor		
			D2044 D		aguara faat	2650						-		HVAC duct work. Much of the duct work has been installed		2 Minor		
		Ducts - Air Distribution	D3041-D	Deef endering all markets are recipled	square foot	2650	\$ 4.09	9 1965	2012	75 \$ 16,	500.00 02-N	viay-12	Shaun Erick 1 - Good	recently. Side wall exhaust fans installed on the North side of the building. Exhaust fans installed on the North side of the building appear to	1 - Rare	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 500.00	0 1965	2012	30 \$ 1,	500.00 02-N	May-12	Shaun Erick 3 - Replacement	have exceed their forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	3 - Possible	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 500.00	0 2005	2012	20 ¢ 1	500.00 02-M	Mov 12	Shaun Erick 1 - Good	Exhaust fans installed in the Garage and Office. Office exhaust: "Greenheck" m/n: 6SP-165 s/n: 04146	2 - Unlikely	2 Minor		
	Terminal and Package Units	Tans. Exhaust	D3043-A	purpose rooms etc.	ca	2	ψ 300.00	0 2003	2012	30 φ 1,	300.00 02-W	viay-12	SHAUTI ETICK 1 - GOOD		2 - Offlikely	Z - IVIIIIOI		
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 2,500.00	0 1971	2012	30 \$ 4,	000.00 02-N	May-12	Shaun Erick 3 - Replacement	Gas fired unit heater installed in the Staff Lounge. Unit heater installed in the Staff Lounge appears to have exceeded its forecasted life cycle. "Trane" m/n: GP-100 s/n: 294461 100,000BTUH. The approximate replacement cost is \$2500.	3 - Possible	2 - Minor		
	Controls and Instrumentation			[Electric] [Pneumatic] temperature control								·						
				systems used for building heating														
CES - FIRE/I	IFE/SAFETY & SECURIT	Heating Systems Controls	D3062-A	systems.	ea		2 \$ 135.00	0 2006	2012	30 \$	500.00	02-May-12	Shaun Erick 1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant		
	Specialties																	
	•		D 4000						2010	00 0			0. 5:1 4.0 1	ABC fire extinguishers have been installed throughout the facility.	0 11 11 1			
CES - ELECT		Fire Extinguishers	D4033		ea	4	\$ 95.00	0 2006	2012	30 \$	500.00 02-M	May-12	Shaun Erick 1 - Good	Inspections were current.	2 - Unlikely	2 - Minor		
	Electrical Service and Distribution			Protection and and actorion														
				Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses,														
		Main Electrical Switchboards	D5013	and meters.	ea	1	\$ 5,000.00	0 2005	2012	40 \$ 7,	500.00 02-N	May-12	Shaun Erick 1 - Good	100 A Electrical service has been installed in the facility.	1 - Rare	2 - Minor		
	Lighting and Branch	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	4	\$ 1,800.00	0 1965	2012	30 \$ 11,	000.00 02-N	May-12	Shaun Erick 3 - Replacement	Branch circuit panels installed in various areas of the building. CCT Panel (Mech Rm) - 50% (fuses) CCT Panel D (Mech Rm) - 100% CCT Panel E (Garage) - 80% Circuit panels in the facility are at approximately 77%. Circuit panels in the Mechanical Room appear to have exceeded their forecasted life cycle. An electrical consultant should be retained to analyze and make recommendations for remediation. The approximate cost of consultant fees is \$3000.	2 - Unlikely	2 - Minor		
	Wiring																	
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	2535	\$ 6.00	0 2008	2012	30 \$ 23,	000.00 02-M	May-12	Shaun Erick 1 - Good	Surface mounted T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	2 - Minor		
				Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]														
		Interior Fluorescent Fixtures	D5022-A	[industrial] [commercial and institutional]. Building exterior lighting systems,	square foot	115	\$ 1.50	0 2008	2012	30 \$	500.00 02-N	May-12	Shaun Erick 1 - Good	Surface mounted compact fluorescent (CFL) light fixtures.	2 - Unlikely	1 - Insignificant		
	Communications and	General Exterior Lighting	D5023	including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	3	\$ 512.00	0 2000	2012	30 \$ 2,	500.00 02-M	May-12	Shaun Erick 1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. Spiket have been installed in the light fixture on the South side of the building to discourage birds from resting on it. The approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor		
	Communications and Security																	
'		Fire Alarm System	D5031	Fire detection and alarm system.	square foot	2650	\$ 0.25	5 2000	2012	25 \$ 1.	000.00 02-M	May-12	Shaun Erick 1 - Good	Smoke alarms have been installed throughout the facility. The approximate replacement cost to upgrade to a conventional fire alarm system is approximately \$4000.	2 - Unlikely	3 - Significant		
	Other Electrical													· · · · · · · · · · · · · · · · · · ·				
	Systems													Emergency evacuation system consisting or illuminated exit signs, emergency lighting battery packs and remote light heads. Emergency lighting system is dated and not functioning as intended. Upgrade				
				Emergency lights at exits and access to										emergency lighting system in the facility. The approximate cost of				

Asset Inventory							Value			Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity Un	t Cost Install Date	Year of Valuation	Useful life Asset (years) Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure		Asset Repair Co
TRUCTURAL	Standard Foundations																
				Includes continuous strip footings, column													
		STANDARD FOUNDATIONS	A1010	footings, foundation walls not requiring extraordinary engineering or construction.	square foot	1800 \$	2.50 1994	2012	100 \$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Cast in place concrete foundation.	1 - Rare	3 - Significant		
	Slab On Grade			Concrete mat, reinforced or not, poured													
		SLAB ON GRADE	A1030	on subgrade and serving as a floor but not as a structural member.	square foot	1800 \$	9.79 1994	2012	100 \$ 26,500.00	02-May-12	Shaun Erick	2 - Fair	Slab on grade. Minor cracking was noted in the concrete slab.	1 - Rare	3 - Significant	Repair cracks in concrete slab and monitor.	\$ 1,500.0
ENVELOPE	Floor and Wall Constru	uction															
		Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	ea	1 \$ 2	.500.00 2011	2012	40 \$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Painted steel stairs. Appear recently installed.	1 - Rare	2 - Minor		
	Exterior Walls	Extensi stans and manaralis	51011	Stopped duridoor	- Cu		,000.00 2011	20.2	10 \$ 1,000.00	oz may 12	Gridan Eriok		amou sees stand. Appear recordly instance.	, raio	_ minor	Repair sheet metal siding	
				Metal wall cladding system consisting of									Painted galvanized steel ribbed siding. Paint finish is extremely			installed on the North side of the building. Repaint exterior of the	
		Metal Clad Exterior Walls	B2013-A	[cladding panels over backup] [insulated sandwich panels] [structural panels].	square foot	4119 \$	7.13 1994	2012	50 \$ 44,000.00	02-May-12	Shaun Erick	2 - Fair	worn and flaking. Sheet metal siding on the North side of the building is damaged.	3 - Possible	2 - Minor	facility.	\$ 6,500.0
	Exterior Windows																
				Window type: [Fixed] [Operable] [Individual units set in wall construction]									Single glazed units set in painted steel frames. (2 x 3'8"x 2'8").				
				[Continuous horizontal strip windows with mullions] [Continuous vertical strip									Windows are single glazed rendering them energy inefficient and corrosion was noted on steel frames. Replace exterior steel				
	Exterior Doors	Windows - Steel	B2021	windows with spandrels].	square foot	20 \$	70.24 1994	2012	40 \$ 2,000.00	02-May-12	Shaun Erick	3 - Replacement	windows. The approximate replacement cost is \$1500.	5 - Imminent	2 - Minor		
				Standard steel doors: flush, hollow core,													
				insulated, thermally broken. Construction in accordance with SDFMA									2 x Steel-clad exterior doors with an insulated core and a painted				
		5.1.5	D0000 4	Recommended Selection and Usage			200 00 4004	0040	40 0 5 500 00		0. 5.1		finish set in painted steel frames. Paint finish on exterior steel	0 11 17 1	0. 14		
		Exterior Doors and Frames - Steel	B2032-A	[Pressure resistant doors] [Security doors]			,800.00 1994	2012	40 \$ 5,500.00		Shaun Erick			,	2 - Minor	Repaint exterior steel doors.	\$ 250.0
INTERIORS		Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	ea	1 \$ 2	,591.40 1994	2012	40 \$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Electrically operated steel overhead sectional door. (11'8" x 12')	1 - Rare	2 - Minor		
	Partitions			Gypsum Wallboard / Stud Framing													
				Partition System: Gypsum wallboard finish applied to interior [wood] [metal]													
		Fixed Partitions - Gypsum Wallboard	C1011-C	partition framing for tape and joint	square foot	315 \$	1.57 1994	2012	75 \$ 500.00	02-May-12	Shaun Erick	2 - Fair	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 1/2" thick. Gypsum board wall finish is damaged.	3 - Possible	2 - Minor	Repair gypsum board walls as required.	\$ 250.0
	Interior Doors	Tixed Faltitions Cypsum Wallboard	010110	Architectural doors and frames for interior	square root	010 \$	1.07 1004	2012	75 φ 300.00	OZ May 12	Onduit Erlok	Z Tuli	inion, 72 thek. Sypsum board war mism is damaged.	o i ossibio	Z WIIIO	roquirou.	Ψ 200.00
				use. Architectural [flush] [panel] [raised									California de la caración de la cara				
				panel] [feature] door with matching formed metal frames for doors [sidelights]									Solid core wood interior doors with a painted finish set in wood frames. Interior wood door is damaged and requires replacement.				
	Fittings	Interior Doors and Frames - Wood	C1021-B	[transoms].	ea	1 \$ 1	,313.00 1994	2012	40 \$ 2,000.00	02-May-12	Shaun Erick	3 - Replacement	The approximate replacement costs is \$1350.	1 - Rare	2 - Minor		
													Rubber cove base. Rubber cove base is damaged. Replacement				
		Wall and Corner Guards Ceiling Fans	C1033 C1039-A		linear foot ea	35 \$ 2 \$	0.50 1994 550.00 1994	2012 2012	30 \$ 500.00 35 \$ 1,500.00	02-May-12 02-May-12	Shaun Erick Shaun Erick	3 - Replacement 1 - Good			1 - Insignificant 2 - Minor		
	Floor Finishes																
				Tile flooring: [Flat Rubber] [Raised profile									12"x12" vinyl composite tile (VCT) flooring installed in the washroom. VCT is damaged and worn. Replace VCT flooring with				
	Ceiling Finishes	Resilient Flooring - Tile	C3022-A		square foot	66 \$	4.51 1994	2012	25 \$ 500.00	02-May-12	Shaun Erick	3 - Replacement	sheet vinyl products. The approximate replacement cost is \$650.		2 - Minor		
	Cenning i misnes			Curaum wallhaard finish avatem for													
				Gypsum wallboard finish system for interior ceilings, for tape and joint													
				attached to steel framing and furring] [Nail													
SERVICES - PLUM		Gypsum Board Ceiling Finish	C3032	attached to wood framing and furring]	ea	66 \$	4.87 1994	2012	50 \$ 500.00	02-May-12	Shaun Erick	1 - Good	Painted gypsum wallboard finish system for interior ceilings.	1 - Rare	2 - Minor		
	Plumbing Fixtures												Standard tank flush toilet with regular bowl and open front seat.				
		Toilets	D2011	Toilets for washrooms.	ea	1 \$	500.00 1994	2012	35 \$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Enamel on steel washroom sink set in vanity complete with supply	2 - Unlikely	2 - Minor		
													trim. The enamel sink installed in the washroom is worn. Replace enamel sink with a vitreous china or stainless steel unit. The				
		Washroom Sinks	D2014-E		ea	1 \$	60.00 1994	2012	30 \$ 500.00	02-May-12	Shaun Erick	3 - Replacement	approximate cost of replacement is \$250.	3 - Possible	2 - Minor		
													Enamel coated steel shop sink complete with supply trim. Enamel sink is chipped and damaged. Replace with a stainless steel unit.				
		Shop Sinks	D2014-F		ea	1 \$	500.00 1994	2012	35 \$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
	Domestic Water Distrib	Showers	D2016		ea	1 \$ 1	,500.00 1994	2012	30 \$ 2,500.00	02-May-12	Shaun Erick	1 - Good		2 - Unlikely	2 - Minor		
	Domestic Water Distric	Julion											Water conditioning equipment. It appears the equipment was not				
													functioning at the time of assessment as the unit was unplugged. Replace water conditioning equipment. The approximate				
		Domestic Water Conditioning Equipment	D2022		ea		,500.00 1994	2012	20 \$ 2,500.00			3 - Replacement	replacement cost is \$1500. Gas fired domestic water heater "John Wood" m/n: JW40S38FV-	5 - Imminent			
SERVICES - MEC	HANICAL	Water Heaters	D2023		ea	1 \$ 1	,800.00 2006	2012	20 \$ 2,500.00	02-May-12	Shaun Erick	1 - Good	02 s/n: U0605515861 38,000BTUH 40USg	2 - Unlikely	2 - Minor		
	Heat Generating Syste	ms		Furnaces and accessories for [light													
		Standard Furnaces	D3023	commercial] [residential] use, complete	ea	1 \$ /	2008 ,500.00 (approx)	2012	30 \$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Gas fired furnace. "Lennox" - no information available.	2 - Unlikely	2 - Minor		
	Distribution Systems	Sandard Fullidoo	20020	Sumoi and controls.	Ju	1 9 *	,550.00 (appiox)	2012	σο ψ 1,000.00	on may 12	SHOULT EHON	. 0000		_ Officely	_ willor		
		Fanor Fishours	D0045 *	Roof, exterior walls, washroom, special			750.00 400 1	0010	00 # 1000 ==	02 Me:: 40	Charter E. 1	1. Co1	In-line mounted exhaust fans installed to exhaust storage areas. "Greenheck" m/n: SDE-18-24-B-LD s/n: 94F04658 The	0 11-10-1	2 Mir		
		Fans: Exhaust	D3045-A		ea	1 \$	750.00 1994	2012	30 \$ 1,000.00	uz-may-12	Shaun Erick	ı - G000		2 - Unlikely	∠ - IVIINOr		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	1 \$	250.00 1994	2012	30 \$ 500.00	02-May-12	Shaun Erick	1 - Good	In-line or roof top mounted exhaust fans installed to exhaust washrooms. "Penn" The approximate replacement cost is \$250.	2 - Unlikely	2 - Minor		
	Terminal and Package	Units															

Asset Inventory								Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	of Consequence of failure	Recommended Maintenance	Asset Repair Cost
				Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube															
		Terminal Units		radiation] [Convectors].	a	1	\$ 250.00	1994	2012	40	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Electric baseboard heater installed in the washroom.	2 - Unlikely	2 - Minor		
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	a	1	\$ 3,500.00	2005	2012	30	\$ 5,500.00	02-May-12	Shaun Erick	1 - Good	Gas fired forced air ceiling suspended unit heater installed in storage areas. "Lennox" m/n: LF24-125A-5 s/n: 5605M04828	2 - Unlikely	2 - Minor		
	Controls and Instrumer	tation		(F) (11)															
		Heating Systems Controls		[Electric] [Pneumatic] temperature control systems used for building heating systems.	a	:	\$ 135.00	2005	2012	30	\$ 500.00	02-May-1	2 Shaun Erick	1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant		
	LIFE/SAFETY & SECURIT																		
	Fire Protection Special	Fire Extinguishers	D4033	ea	a		1	2010	2012	30	\$ 1.000.00	02-May-12	Shaun Erick	1 - Good	20LB CO2 and ABC fire extinguishers were noted in the facility.	2 - Unlikely	2 - Minor		
SERVICES - ELEC					-						• ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	, , , , , , , , , , , , , , , , , , , ,		2020 CO2 and rise me examplishers were noted in the latently.			<u>'</u>	
	Electrical Service and I	istribution																	
		Branch Circuit Panelboards		Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	a	,	\$ 1,800.00	1994	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Branch circuit panel. CCT Panel F 100% capacity.	2 - Unlikely	2 - Minor		
	Lighting and Branch W	ring																	
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	quare foot	1800	\$ 6.00	2008	2012	30	\$ 16,000.00	02-May-12	Shaun Erick	1 - Good	Suspended T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	2 - Minor		
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	quare foot	66	i \$ 1.50	2008	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Compact fluorescent (CFL) lighting installed in the washroom.	2 - Unlikely	1 - Insignificant		
		General Exterior Lighting		Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	a	3	s \$ 512.00	1994	2012	30	\$ 2,500,00	02-May-12	Shaun Erick	2 - Fair	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. Wires were noted to be hanging from light fixture on the West side of the building. The approximate replacement cost of the exterior light fixtures is \$1600.		2 - Minor	Repair wiring on exterior light fixture on the West side of the building.	\$ 100.00
FUNCTIONAL ASS	SESSMENT	_ Conordi Exterior Eighting	20020	inonap.	•		,	1001	2012	00	Ψ 2,000.00	oz may iz	Gridair Eriok	2	Interior to \$1000.	2 011111019	2 1111101	Danamig.	100.00
	Safety Systems																		
		Safety Systems - Equipment	K5010	Protective equipment - MSDS. Equipment such as eye wash.	a	1	\$ 1,500.00	1994	2012	25	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Emergency shower installed on the East side of the building. Emergency shower is corroded and worn. Replace emergency shower on the East side of the building. The approximate cost of replacement is \$1500.	y 3 - Possible	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost Insta				Assessment	Inspected By	Overall Condition	Comments	Frequency of	Consequence of	Recommended Maintenance	Asset
	Asset Sub-Category	Asset Component	Asset Cour	Component Description	Onne	Quantity	Date	Valuatio	on (years)	Valuation	Date	inspected by	Overall Colluition	Comments	failure	failure	Recommended Maintenance	Repair Cost
ENVELOPE	Floor and Wall Constru	ction																
				Includes structural framing for floors and supporting walls, structural floor slabs and														
		FLOOR & WALLS CONSTRUCTION	B1010	floor decks, special purpose floor	square foot	2714	\$ 4.50 1969	2012	10	00 \$ 18,500.00	01 Mov 12	Shaun Erick	1 Good	Concrete block complete with rigid steel columns	1 - Rare	4 - Major		
		PLOOR & WALLS CONSTRUCTION	БІОІО	A low ceiling story or extensive balcony	square 100t	2/14	\$ 4.50 1969	2012	10	JU \$ 16,500.00	01-Way-12	Snaun Enck	1 - G00d	Concrete block complete with rigid steel columns	i - Kale	4 - Iviajoi		
				constructed at next level above the ground or base floor, [cantilevered]														
	Roof Construction	Mezzanine Construction	B1016		ea	1	\$ 4,000.00 1980	2012	10	00 \$ 6,000.00	01-May-12	Shaun Erick	1 - Good	Wood mezzanine complete with steel railings.	1 - Rare	2 - Minor		
	Roof Construction													Rigid Steel Beams				
		ROOF CONSTRUCTION	B1020		square foot	2650	\$ 4.09 1969	2012	10	00 \$ 16,500.00	01-May-12	Shaun Erick	1 - Good	2x10 joists @ 16" O.C. Sheathing - 5/8" T&G plywood	1 - Rare	4 - Major		
	Exterior Walls																	
				CMU wall system consisting of [[Single]														
		Concrete Unit Masonry Wall System	B2012-A	[Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup.	square foot	2714	\$ 11.68	2012	7	5 \$ 47,500.00	01-May-12	Shaun Erick	1 - Good	Masonry Walls "Cadenza" fluted face	1 - Rare	3 - Significant		
		Exterior Louvers, Screens and Shades	B2016			2	\$ 100.00 2000	2012		50 \$ 500.00		Shaun Erick				1 - Insignificant		
	Exterior Windows	Exterior Louvers, Screens and Snades	B2010		ea	2	\$ 100.00 2000	2012	3	ου φ 500.00	UT-Way-12	Shaun Elick	1 - G00d			i - irisigriilicant		
														Double glazed sealed units installed on the South and West sides of the building. (2x1'x3'), Single glazed aluminum windows				
				Window type: [Fixed] [Operable] [Residential: individual units set in wall										installed on the South side of the building. (2x4'x2 1/2'). Single glaze windows installed in the South side of the building are				
				construction] [Continuous horizontal strip										energy inefficient. Replace units for increased building				
		Windows - Aluminum	B2022	windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	16	\$ 55.00 1969	2012	4	1,500.00	01-May-12	Shaun Erick	3 - Replacement	performance. Replacement cost with vinyl units is approximately \$1120.	5 - Imminent	2 - Minor		
	Exterior Doors						•			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
				Standard steel doors: flush, hollow core,														
				insulated, thermally broken. Construction in accordance with SDFMA														
				Recommended Selection and Usage										Exterior steel doors set in steel frames. Exterior steel doors are				
		Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00 2000	2012	4	5,500.00	01-May-12	Shaun Erick	2 - Fair	not painted. Paint exterior steel doors.	2 - Unlikely	2 - Minor	Paint exterior steel doors.	\$ 250.00
														3 x 13 1/2' x 12' Exterior overhead wood doors complete with glazed panels and electrical operators. Wood frames are showing				
				[Pressure resistant doors] [Security doors]										signs of dry rot and are worn. Replace exterior overhead doors				
	Roof Coverings	Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	ea	3	\$ 1,350.00 1980	2012	4	6,000.00	01-May-12	Shaun Erick	3 - Replacement	with steel units. Approximate cost of replacement is \$9300	4 - Likely	2 - Minor		
														Copper Roofing				
														Underlay				
														Strapping Insulation - 1/2" Styrofoam				
		Object Metal Desfine	D0044	O		0050	¢ 0.00 1000	0040		10 ft 00 000 00	04 May 40	Ohanna Faiale	2 Paulanament	Vapour Barrier	E Imminant	2 Cignificant		
		Sheet Metal Roofing	B3014	Copper roofing. Sheet metal and flexible membrane	square foot	2650	\$ 8.00 1969	2012	4	10 \$ 32,000.00	01-May-12	Shaun Erick	3 - Replacement	The approximate replacement cost with SBS roofing is \$31,800.	5 - Imminent	3 - Significant		
		Flashings, Trim and Fascia	B3015	flashings to protect joints, terminations, changes in plane.	square foot	450	\$ 12.19 1986	2012	4	\$ 8,000.00	01-May-12	Shaun Erick	2 - Fair	Pre-finished sheet metal fascia and flashing. Sheet metal fascia has a worn finish. The approximate replacement cost is \$5500.	1 - Rare	2 - Minor	Repaint sheet metal fascia.	\$ 750.00
INTERIORS	Partitions			1					'	., ., ., ., .,	,							
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.			\$ -	2012	10	00	01-May-12	Shaun Erick		Cost included in Element B1010	1 - Rare	3 - Significant		
	Interior Doors			Architectural doors and frames for interior														
				use. Architectural [flush] [panel] [raised panel] [feature] door with matching														
				formed metal frames for doors [sidelights]										Interior wood doors set in wood frames with a painted finish. The				
		Interior Doors and Frames - Wood	C1021-B	[transoms].	ea	2	\$ 1,313.00 1990	2012	4	4,000.00	01-May-12	Shaun Erick	1 - Good	approximate replacement cost is \$3000. Interior wood pocket doors complete with clear finishes installed in		2 - Minor		
				Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices,										Parts Storage and the Mechanical Room. Doors are worn and difficult to operate. Replace interior wood sliding doors.				
		Interior Sliding / Folding Doors and Grilles	C1022		ea	3	\$ 1,400.00 1969	2012	4	\$ 6,500.00	01-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
	Fittings	Ceiling Fans	C1039-A		ea	2	\$ 750.00 2000	2012	3	35 \$ 2,500.00	01-May-12	Shaun Erick	1 - Good	Electric ceiling fans.	2 - Unlikely	2 - Minor		
	Stair Construction	Wood Stair Construction	C2012		ea	2	\$ 2,500.00 1969	2012	10	00 \$ 7,500.00	01-May-12	Shaun Erick	1 - Good	Wood frame interior stairs.	1 - Rare	2 - Minor		
				Standard design: [Pipe] [Tube] [Bar]							-							
	Stair Finishes	Stair Handrails	C2014	handrails, pickets and bottom rails.	ea	1	\$ 600.00 1990	2012	6	50 \$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Wood handrail complete with a clear finish.	1 - Rare	1 - Insignificant		
														Rubber sheet stair finish. Rubber stair finish is worn. Replace				
		Resilient Stair Finishes	C2024	Rubber Stair Finish	square foot	48	\$ 8.50 1980	2012	2	25 \$ 500.00	01-May-12	Shaun Erick	3 - Replacement	rubber stair finish. The approximate cost of replacement is \$500	4 - Likely	2 - Minor		
	Wall Finishes			Gypsum wallboard finish applied to														
				interior wall surfaces. Includes gypsum wallboard furring strips and channels,										Pre-fabricated gypsum board with vinyl covering. Pre-fabricated gypsum board walls are damaged, dirty and worn. Replace pre-				
				tape and joint compound finish,										fabricated gypsum board walls in the facility. The approximate	L			
		Gypsum Wallboard Finish - Pre-Fabricated	C3011	accessories.	square foot	1000	\$ 1.67 1980	2012	6	50 \$ 2,500.00	01-May-12	Shaun Erick	3 - Replacement	cost of replacement is \$1700. Interior surfaces with painted finishes. Paint finishes throughout	5 - Imminent	2 - Minor		
		Painting, Sealing and Staining - Walls	C3016		square foot	4000	\$ 1.25 1990	2012	1	0 \$ 7,500.00	01-May-12	Shaun Erick	3 - Replacement	the facility are worn. Repaint interior of the facility. The approximate cost of repainting is \$5000.	5 - Imminent	2 - Minor		
		anting, Sealing and Stanning - Walls	03010	Flexible wall coverings applied over	square root	4000	ψ 1.25 1990	2012	'	ν ν,500.00	OT-Way-12	Oriaum Erick	5 - Replacement	approximate cost of repainting is \$5000.	3 - IIIIIIIIIII	Z - WIII IOI		
				continuous rigid substrates: Wall Covering Material: [Wood panelling] [Vinyl														
				wall covering] [Wall paper] [Cork														
		Wall Coverings and Panelling	C3017	wallpaper] [Flexible wood veneer] [Textiles].	square foot	500	\$ 1.06 1990	2012	3	30 \$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Faux wood panelling. The approximate replacement cost is \$600.	1 - Rare	2 - Minor		
														Plywood wall finish. Plywood wall finish installed in the Office is worn and dated. Replace plywood wall finish in the Office. The				
	Elear Einiahaa	Wood Panelling	C3017-B	Plywood wall finish	square foot	320	\$ 0.88 1969	2012	3	500.00	01-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
	Floor Finishes													Sheet vinyl flooring. Sheet vinyl flooring installed in various areas				
				Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial]										of the facility is damaged, dated and worn. Replace sheet vinyl flooring in the facility. The approximate replacement cost of sheet				
	0-11	Resilient Flooring - Sheet	C3022-B		square foot	592	\$ 9.39 1980	2012	2	25 \$ 8,500.00	01-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
	Ceiling Finishes																	

Asset Inventory								Value		_		Condition	7	Ţ		Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected B	y Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Co
		_		Gypsum wallboard finish system for															1
				interior ceilings, for tape and joint															
				compound finish or textured finish. [Screw attached to steel framing and furring] [Nail											Gypsum wallboard finish system for interior ceilings. The				
		Gypsum Board Ceiling Finish	C3032	attached to wood framing and furring] Wood ceiling finish. Includes furring and	square foot	334	\$ 4.67	7 1969	2012	50	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	approximate replacement is \$1600.	1 - Rare	2 - Minor		
		Wood and Wood Danaling Cailings	62026	nailing strips. [Solid wood T&G boards]	aguara fa at	100	f 160	1000	2012	100	Ф F00.00	01 May 12	Chaus Frield	1 Cood	Four wood populing. The approximate replacement aget is \$200	1 Doro	2 Minor		
SERVICES - PLUI		Wood and Wood Paneling Ceilings	C3036	[Wood paneling]	square foot	100	\$ 1.60	1990	2012	100	\$ 500.00	01-May-12	Shaun Erick	1 - Good	Faux wood panelling. The approximate replacement cost is \$200	. 1 - Rare	2 - Minor		
	Plumbing Fixtures														Standard tank flush toilet with regular bowl and open front seat.				
		Toilets	D2011	Toilets for washrooms.	ea	1	\$ 500.00	1980	2012	35	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	The approximate replacement cost is \$500. Single or double bowl stainless steel sinks c/w swing spout supply		2 - Minor		
				Kitchen sink(s) suitable for [residential]											trim. Stainless steel sink installed in the Staff Room is worn. The				
		Kitchen Sinks	D2014-A	[commercial] service.	ea	1	\$ 225.00	0 1980	2012	30	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	approximate replacement cost is \$225. Wall mounted sink china lavatory c/w supply trim. Vitreous china	4- Likely	2 - Minor		
		Washroom Sinks	D2014-E		ea	1	\$ 500.00	1969	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	3 - Replacement	sink installed in the Washroom is dated and stained. The approximate replace cost is \$500.	4 - Likely	2 - Minor		
							,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Cast iron, enamel coated cast iron shop sink complete with supply				
															trim. Cast iron service sink is worn and dated. Replace with a				
	Domestic Water Distrib	Shop Sinks	D2014-F		ea	1	\$ 1,000.00	1969	2012	35	\$ 1,500.00	01-May-12	Shaun Erick	3 - Replacement	stainless steel unit. Approximate replacement cost is \$1500.	2 - Unlikely	2 - Minor		
		Water Heaters	D2023	Domestic water heater.	ea	1	\$ 1.800.00	2008	2012	20	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	"John Wood" m/n: JW840NVH-FV-02 s/n: U0851F703215 151L 33.000BTUH Gas fired domestic hot water heater.	2 - Unlikely	2 - Minor		
	Sanitary Waste	Water Heaters	12220				Ψ 1,000.00	2000	20.2	20	Ψ 2,000.00	01 may 12	Oridan Eriok	, 0000					
		Floor Drains - Standard Purpose	D2033-A	Plastic floor drains, suitable for residential or commercial use.	ea	1	\$ 3,000.00	1969	2012	50	\$ 4,500.00	01-May-12	Shaun Erick	2 - Fair	General purpose floor drain. The approximate replacement cost i \$3000.	s 2 - Unlikely	2 - Minor		
	Rain Water Drainage			Roof Drain Type: [Standard] [Insert]															
				[Inverted roof system] type. [Controlled															
		Roof Drains	D2042	flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	ea	2	\$ 760.00	1986	2012	75	\$ 2,500.00	1-May-12	Shaun Erick	1 - Good	Roof drain drained by gravity.	1 - Rare	2 - Minor		
ERVICES - MEC	HANICAL Heat Generating System	ms																	
				Furnaces and accessories for [light commercial] [residential] use, complete											"Lennox" m/n: G71MPP-60D-135-01 s/n: 5909B12013				
		Standard Furnaces	D3023	with burner and controls.	ea	1	\$ 4,500.00	2009	2012	30	\$ 7,000.00	01-May-12	Shaun Erick	1 - Good	135,000BTUH Gas fired furnace.	2 - Unlikely	2 - Minor		
				Furnaces and accessories for [light commercial] [residential] use, complete											"Lennox" m/n: G71MPP-60D-135-01 s/n: 5909B12011				
	Cooling Generating Sy	Standard Furnaces	D3023	with burner and controls.	ea	1	\$ 4,500.00	2009	2012	30	\$ 7,000.00	01-May-12	Shaun Erick	1 - Good	135,000BTUH Gas fired furnace.	2 - Unlikely	2 - Minor		
	Distribution Systems	Stellis													N				
		General Exhaust Ventilation Systems	D3045	Fans, ventilators, air handling units, for building mechanical exhaust systems.	ea	1	\$ 3,500.00	2000	2012	30	\$ 5,500.00	01-May-12	Shaun Erick	1 - Good	Vehicle exhaust system including duct work and snorkel. The approximate replacement cost is \$3500.	2 - Unlikely	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	square foot	2225	\$ 3.40	1995	2012	30	\$ 11,500.00	01-May-12	Shaun Erick	1 - Good	Shop exhaust fan. The approximate replacement cost is \$7600.	2 - Unlikely	2 - Minor		
		Tallo. Extrado.	2001071		oquaio ioot		ψ 0.10		20.2	- 00	Ψ 11,000.00	or may 12	Oridan Eriok	. 0000	Welding exhaust fan complete with snorkel. "Nederman" Control		2 1111101		
		Fans: Exhaust	D3045-A		ea	1	\$ 2,500.00	2000	2012	30	\$ 4,000.00	01-May-12	Shaun Erick	1 - Good	#: 95090-00 s/n: 521 The approximate replacement cost is \$2500.	2 - Unlikely	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	1	\$ 250.00	1980	2012	30	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Washroom exhaust fan. Fan is noisy. Replace washroom exhaust fan. The approximate replacement cost is \$250.	5 - Imminent	1 - Insignificant		
RVICES - FIRE	LIFE/SAFETY & SECURI Fire Protection Special																		
	Fire Protection Special	mes													3 CO2 and 1 10LB ABC fire extinguishers have been installed in				
		Fire Extinguishers	D4033		ea	4		2000	2012	30	\$ 1,500.00	01-May-12	Shaun Erick	1 - Good	the facility. Inspections were current. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
ERVICES - ELEC	CTRICAL Electrical Service and	Distribution																	
	Licenteal oct vice and	Sisting at on		Protection equipment and metering															
				devices for main distribution, including main distribution panel, breakers, fuses,											Main switch - 230V 400A 1 phase 3 phase The approximate				
		Main Electrical Switchboards	D5013	and meters.	ea	1	\$ 5,000.00	1990	2012	40	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good	replacement cost is \$5000. Secondary distribution panels. The approximate replacement cost		3 - Significant		
		Secondary Electrical Switchboards	D5013-A	Disconnects, splitters etc. Branch circuit panelboards, including			\$ 3,500.00	1990	2012	40	\$ 5,500.00	01-May-12	Shaun Erick	1 - Good	is \$3500.		2 - Minor		
				panelboard, breakers, conduit and wire											Circuit panel 95% capacity. The approximate replacement cost is				
	Lighting and Branch W	Branch Circuit Panelboards Viring	D5014	e.g. CDP's	ea	1	\$ 1,800.00	1990	2012	30	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	\$1800.	2 - Unlikely	2 - Minor		
				Fluorescent luminaires for area lighting:															
				[Recessed] [Surface mounted with [metal															
		Interior Fluorescent Fixtures	D5022-A	sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	2225	\$ 8.00	2010	2012	30	\$ 26,500.00	01-May-12	Shaun Erick	1 - Good	Surface mounted T-5 fluorescent lighting.	2 - Unlikely	2 - Minor		
				Fluorescent luminaires for area lighting:															
				[Recessed] [Surface mounted with [metal															
		Interior Fluorescent Fixtures	D5022-A	sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ea	16	\$ 100.00	2010	2012	30	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	Surface mounted T-8 fluorescent lighting.	2 - Unlikely	2 - Minor		
				Fluorescent luminaires for area lighting:															
				[Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]															
		Interior Fluorescent Fixtures	D5022-A	[industrial] [commercial and institutional].	ea	5	\$ 100.00	2010	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Recessed and surface mounted CFL fluorescent lighting.	2 - Unlikely	2 - Minor		
				Building exterior lighting systems, including fixtures, lamps, ballasts,															
				emergency lighting units, and															
				accessories. Includes lighting control equipment, switches, wire, conduit,											Wall mounted HID (high intensity discharge) fixtures are installed				
					1		£ 510.00	2005	2012	30	\$ 1500.00	01-May-12	Shaun Frick	1 - Good	along the building perimeter and at the building exit points.	2 - Unlikely	2 - Minor		
	Communications as 16	General Exterior Lighting	D5023	hookup.	ea	2	\$ 512.00	2000	2012	30	Ψ 1,500.00		Chadh Enok						
	Communications and S		D5023	hookup.	ea	2	\$ 512.00	2000	2012	30	1,300.00		Orladir Eriok		The three wire fire alarm system that is installed in the facility is				
	Communications and §		D5023	поокир.	ea	2	\$ 512.00	2000	2012	30	1,300.00		Oradii Eriok						

Asset Inventory								Value				Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cos	t Install Date	Year of Valuation	Useful life (years)		Assessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Security Systems	D5032		square foot	2650	\$ 0.8	88 2005	2012	25	\$ 3,500.00	01-May-12		Security system consisting of monitored control panel, access keypad and motion sensors. The approximate replacement cost is \$2400.	1 - Rare	2 - Minor		

Selection 1	Inventory						Value			Condition				Risk		Maintenance	
The content of the	t Category As	sset Sub-Category	Asset Component	Asset Code	e Component Description	Unit Quantity					Inspected By	Overall Condition	Comments			f Recommended Maintenance	Repa
The state of the content of the co	TURAL	o On Grade															
Control Cont																	
Mathematical Properties 1	PE		SLAB ON GRADE	A1030		square foot 2200	\$ 10.91 1986	2012	100 \$ 36,000.00	1-May-12	Shaun Erick	1 - Good	Concrete slab on grade. 200 conc. Structural slab	1 - Rare	3 - Significant		
March Marc		or and Wall Constru	ection										46 Disused				
March Marc													V.B.				
March Marc																	
Part	_		FLOOR & WALLS CONSTRUCTION	B1010		square foot 2200	\$ 15.91 1986	2012	100 \$ 52,500.00	1-May-12	Shaun Erick	1 - Good		1 - Rare	4 - Major		
Marche M	Roo	of Construction											Wood trusses				
Part			ROOF CONSTRUCTION	B1020		square foot 2200	\$ 4.09 1986	2012	100 \$ 13,500.00	1-May-12	Shaun Erick	1 - Good		1 - Rare	4 - Maior		
Second Continue of the conti	Exte	erior Walls			CMI I wall evetem consisting of [[Single] [Solid		,		, •,•••••								
Part					double] wythe masonry.] [Cavity wall with												
Part			Concrete Unit Masonry Wall System	B2012-A	[block] [stud] backup.	square foot 2028	\$ 11.68 1986	2012	75 \$ 35,500.00	1-May-12	Shaun Erick	1 - Good	90 concrete block 'Cadenza'	1 - Rare	3 - Significant		
Part	Eve	orior Windows	Exterior Louvers, Screens and Shades	B2016		ea 5	\$ 100.00 1986	2012	50 \$ 1,000.00	1-May-12	Shaun Erick	1 - Good	Painted sheet metal vents.	1 - Rare	1 - Insignificant		
Part	EXIC	erior windows															
Part																	
Part	Evte	erior Doors	Windows - Wood	B2023	window units.	square foot 24	\$ 135.00 1986	2012	35 \$ 5,000.00	1-May-12	Shaun Erick	3 - Replacement	replacement with vinyl framed windows is approx. \$1400.	5 - Imminent	2 - Minor		
Part	LAN	20013															
Part Control					accordance with SDFMA Recommended												
Part Control Part			Exterior Doors and Frames - Steel	B2032₌∆		2	\$ 1,800,00,1986	2012	40 \$ 5500.00	1-May-12	Shaun Erick	2 - Fair	Paint finish on exterior doors is worn	2 - I Inlikely	2 - Minor	Paint exterior steel doors	9
Page			Exterior Boord and Frances Ottoo	D2002 71	Commercial Gloci Boors.	cu z	Ψ 1,000.00 1000	2012	40 ψ 0,000.00	1 May 12	Oridan Erick	Z Tuii	Exterior wood overhead doors are dated, worn and sagging.	·	2 Willion	T dirit exterior steer doors.	
## 14 Part 19													of replacement with exterior steel overhead doors is approximately				
Part	Roo	of Coverings	Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	ea 3	\$ 1,326.00 1986	2012	40 \$ 6,000.00	1-May-12	Shaun Erick	3 - Replacement	\$5760.	4 - Likely	2 - Minor		
Part		•															
Part													Blown insulation (RSI 7)				
Part																Repair soft spots and bubbles to	0
Part			Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A	Sheet metal and flevible membrane flashings		\$ 8.59 1986	2012	25 \$ 28,500.00	1-May-12	Shaun Erick	3 - Replacement	2012 - Soft spots noted, approximately 5 years remaining.	3 - Possible	3 - Significant		
Net Section			- · · · · · · · · · · · · · · · · · · ·	B0045	to protect joints, terminations, changes in		•	2010	40 6 00000		0. 5.1	:				as required. Repair sheet metal	ıl
Part	RS		Flashings, I film and Fascia	B3015	piane.	square foot 112	\$ 12.19 1986	2012	40 \$ 6,000.00	1-May-12	Snaun Erick	2 - Fair	Minor damaged noted to sneet metal flashing.	1 - Kare	2 - MINOT	riasning.	\$
Part	Inte	rior Doors															
Part						9.							Solid core wood interior doors with a clear or painted finish set in				
Part				04004.5	[feature] door with matching formed metal		•	2010	40 6 40 000 00		0. 5.1		metal frames. Interior wood doors are set in steel or wood frames.				
Sear Content Sear			Interior Doors and Frames - Wood	C1021-B	Interior [sliding] [folding] doors or grilles, with		\$ 1,313.00 1986	2012	40 \$ 10,000.00	1-May-12	Shaun Erick	1 - Good	The approximate cost of replacement is \$6600.	1 - Rare	2 - Minor		
Mark Finished Mark Stanforcementation Mark Finished Mark Stanforcementation Mark Finished Mark Stanforcementation Mark Finished Mark Stanforcementation Mark			Interior Sliding / Folding Doors and Grilles	C1022			\$ 1 200 00 1986	2012	40 \$ 3,500,00	1-May-12	Shaun Erick	2 - Fair		2 - Unlikely	2 - Minor		\$
Mary Final Parish Mary	Stai	r Construction				00 1										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ħ
Purring Scaling and Stanling Valle Square field Square fie	Wal	l Finishes	Metal Stall Construction	02013		ed I	\$ 2,500.00 1980	2012	100 \$ 4,000.00	1-Iviay-12	SHAUH EHCK	1 - G00d			Z - WIITIOI		
Floor Finishes Wood Parelling Wood																	
Wood Presulting			Painting, Sealing and Staining - Walls	C3016		square foot 4000	\$ 1.25	2012	10 \$ 7,500.00	1-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor	Renair interior plywood walls as	_
The floring That Roader Passed profile September Septemb	_		Wood Panelling	C3017-B		square foot 4000	\$ 0.88 1986	2012	30 \$ 6,000.00	1-May-12	Shaun Erick	2 - Fair		1 - Rare	2 - Minor		\$
Realiser Flooring - Tile Calling Finishes Calli	Floo	or Finishes												S			
Resilient Flooring - Tile					Tile flooring: [Flat Rubber] [Raised profile												
Cypean Board Celling Finish California	Coil	ling Einiches	Resilient Flooring - Tile	C3022-A		square foot 432	\$ 4.51 1995	2012	25 \$ 3,000.00	1-May-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
Lest uted frinks. (Servive statched to steel frinking flash attached to steel framing and furring) [Nast attached to seel from frinking) [Nast attached to seel from frinking) [Nast attached to seel frinking) [Nast attached t	Cell	ing rinishes															
Pullwilling													Gypsum wallboard finish system for interior ceilings, with tape and				
## Plumbing Fixtures Flumbing Fixtures			Gypsum Board Ceiling Finish	C3032		square foot 2200	1986	2012	50	1-May-12	Shaun Erick	2 - Fair			2 - Minor		\$2
Toilets D2011 Toilets for washrooms. Richen Sinks D2014 E Washroom Sinks D2014-E Washroom Sinks D20	S - PLUMBING				,	,,	11000			,		,=	3/1	1		,	
Tollets D2011 Tollets (rowshrooms. e a 2 \$ 50000 [1966 2012 35 \$ 1,500.00 1-May-12 Shaun Enck 1 - Good \$1000.	Plur	mbing Fixtures															
Kitchen Sinks D2014-AB Commercial jervice. early Supplementation Single basin stainless steel sink (Sozplet with supply trim. The power power and the strict of the strict o			Toilets	D2011	Toilets for washrooms.	ea 2	\$ 500.00 1986	2012	35 \$ 1,500.00	1-May-12	Shaun Erick	1 - Good		3 - Possible	2 - Minor		
Washroom Sinks D2014-E ea 2 \$ 45.00 1986 2012 30 \$ 1,500.00 1-May-12 Shaun Erick 1 - Good installed in the washrooms. Replacement cost is \$1800.				D2044 A										1 Dave	2 Minor		
Domestic Water Distribution Water Heaters D2023 Domestic water heater. D2024 Domestic water heater. Roof Drains - Standard Purpose D2023-A Plastic floor drains, suitable for residential use. ea 1 \$ 3,000.00 1986 2012 50 \$ 4,500.00 1-May-12 Shaun Erick 2 - Fair D2024 Distribution Roof Drains - Standard Purpose Roof Drains -					[commercial] service.								Wall mounted vitreous china sink complete with supply trim				
Water Heaters Sanitary Waste Sanitary Waste Floor Drains - Standard Purpose Floor Drains -	Don	nestic Water Distrib		D2014-E		ea 2	\$ 450.00 1986	2012	30 \$ 1,500.00	1-May-12	Shaun Erick	1 - Good	installed in the washrooms. Replace in about 10 years.	1 - Rare	2 - Minor		
Sanitary Waste Floor Drains - Standard Purpose D2033-A Plastic floor drains, suitable for residential use, ea 1 \$ 3,000.00 1986 2012 50 \$ 4,500.00 1-May-12 Shaun Erick 2 - Fair is clogged with debris. Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper ea 2 \$ 760.00 1986 2012 75 \$ 2,500.00 1-May-12 Shaun Erick 1 - Good Roof drain drained by gravity. 1 - Rare 2 - Minor Purnaces and accessories for [light commercial] [residential] use, complete with commercial [residential] use, complete with co			Water Heaters	D2023	Domestic water heater	ea 1	\$ 1,800,00,2002	2012	20 \$ 2500.00	1-May-12	Shaun Erick	1 - Good		2 - Unlikely	2 - Minor		
Floor Drains - Standard Purpose Rain Water Drainage Roof Drain Type: [Standard] [Insertle droof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper death of the Commercial] [residential] use, complete with commercial [residential] use, complete with complete with complete vision and complete vision complete with complete vision and complete vision and complete vision and complete vision and compl	San	itary Waste		52020			Ç 1,500.00 2002	2012	20 ψ 2,000.00		SHOULD ELLOW	. 5500		_ Ormicely		Class and design to the St.	
Rain Water Drainage Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper ea 2 \$ 760.00 1986 2012 75 \$ 2,500.00 1-May-12 Shaun Erick 1 - Good Roof drain drained by gravity. 1 - Rare 2 - Minor - MECHANICAL Heat Generating Systems Furnaces and accessories for [light commercial] [residential] use, complete with			Floor Drains - Standard Purpose	D2033-A	Plastic floor drains, suitable for residential use	e. ea 1	\$ 3,000.00 1986	2012	50 \$ 4,500.00	1-May-12	Shaun Erick	2 - Fair		2 - Unlikely	2 - Minor		a \$
Roof Drains D2042 drains.] Parapet or scupper ea 2 \$ 760.00 1986 2012 75 \$ 2,500.00 1-May-12 Shaun Erick 1 - Good Roof drain drained by gravity. 1 - Rare 2 - Minor - MECHANICAL Heat Generating Systems Furnaces and accessories for [light commercial] [residential] use, complete with commercial] [residential] use, complete with substituting the commercial of the commerc	Rair	n Water Drainage															Ħ
Roof Drains D2042 drains.] ea 2 \$ 760.00 1986 2012 75 \$ 2,500.00 1-May-12 Shaun Erick 1 - Good Roof drain drained by gravity.					roof system] type. [Controlled flow]. [Cornice,												
- MECHANICAL Heat Generating Systems Furnaces and accessories for [light commercial] [residential] use, complete with Manufacturers recommended "Lennox" m/n: SLP98UH090XV36C-03 s/n: 5912B21514 Manufacturers recommended			Roof Drains	D2042		ea 2	\$ 760.00 1986	2012	75 \$ 2,500.00	1-May-12	Shaun Erick	1 - Good	Roof drain drained by gravity.	1 - Rare	2 - Minor		
Furnaces and accessories for [light commercial] [residential] use, complete with #Lennox" m/n: SLP98UH090XV36C-03 s/n: 5912B21514 Manufacturers recommended																	
	пеа	a Senerating Syster															
The state of the s			Standard Furnaces	D3023		ea 1	\$ 4,500.00 2012	2012	30 \$ 7.000.00	1-May-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor		
			Standard Furnaces	D3023		ea 1	\$ 4,500.00 2012	2012	30 \$ 7,000.00	1-May-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor		

nventory							Value				Condition				Risk		Maintenance	
Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency o failure	f Consequence of failure	Recommended Maintenance	Asset Repair Co
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4.500.00 2012	2012	30	\$ 7,000.00	1-May-12	Shaun Erick	1 - Good	"Lennox" m/n: SLP98UH070V36B-02 s/n: 5911B01173 66.000BTUH	1 - Rare	2 - Minor	Manufacturers recommended maintenance.	
	Distribution Systems	Standard F dinasco	20020	Barrior and controlo.	- Cu		ų 1,000.00 <u>2012</u>	2012	00	Ψ 1,000.00	1 may 12	Oridan Erion	. 0000	00,00021011	i itaio	2 11111101	maintonarios.	
		Ducts - Air Distribution	D3041-D		square fo	ot 2200	\$ 4.09 1986	2012	75	\$ 13,500.00	1-May-12	Shaun Erick	1 - Good	Distribution ducts installed from air handling units to ceiling diffusers. HVAC duct work.	1 - Rare	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 180.00 1986	2012			1-May-12	Shaun Erick		In-line mounted exhaust fans installed to exhaust washrooms. The approximate replacement cost is \$400.		2 - Minor		
	Controls and Instrumer		2001071	parpose reeme etc.	, ou	-	4 100.00 1000	20.2	00	• 000.00	1 may 12	Cridan Eriok	2 1 4	approximate replacement ecet to 4 reci	0 1 000,010	2 11111101		
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	2	\$ 135,00	2012	30	¢ 500.00	1-Mav-12	Shaun Erick	1 Cood	Programmable thermostats installed. Programmable thermostats.	1 - Rare	1 - Insignificant		
e FIDE/LI	IFE/SAFETY & SECURI		D3002-A	systems used for building heating systems.	ea	2	\$ 135.00	2012	30	\$ 500.00	1-Iviay-12	Shaun Erick	1 - G000	Programmable thermostats installed. Programmable thermostats.	i - Raie	1 - Insignificant		
	Fire Protection Special																	
	The Protection Special													2 CO2 fire extinguishers have been installed in the Shop Area and 1 10lb ABC fire extinguisher has been installed in Tool Storage. Inspections were current. The approximate replacement cost is				
	DIA.1	Fire Extinguishers	D4033		ea	3	2000	2012	30	\$ 1,000.00	1-May-12	Shaun Erick	1 - Good	\$700.	2 - Unlikely	2 - Minor		
ES - ELECTI	RICAL Electrical Service and [Distribuntion																
	Electrical Service and L	Distribution		Branch circuit panelboards, including														
		Branch Circuit Panelboards	D5014	panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 5,000,00 1986	2012	40	\$ 7,500.00	1-May-12	Shaun Erick	1 - Good	Circuit panel complete with 100A service. The approximate replacement cost is \$5000.	2 - Unlikely	2 - Minor		
	Lighting and Branch W			100.0			, 0,000.00			.,								
	3 1 3 1 1 1	Interior Fluorescent Fixtures	D5022-A		square fo	ot 2200	\$ 6.00 2008	2012	60	\$ 20,000.00	1-May-12	Shaun Erick	1 - Good	Surface fluorescent lighting fixtures are installed. Surface mounted T-8 lighting and CFL lighting.		2 - Minor		
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,										Lenses on exterior lights on the East side of the building are yellowing. Cost of replacement of exterior lights is approximately				
		General Exterior Lighting	D5023	hookup.	ea	3	1986	2012	30	\$ 2,500.00	1-May-12	Shaun Erick	3 - Replacement	\$1025.	2 - Unlikely	2 - Minor		

sset Inventory	1						Value	V	Heaful life A - 1	Condition	nt			Risk	Concession	Maintenance	7
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost Install		Useful life Asset (years) Valuation		Inspected By	Overall Condition	Comments	failure	of Consequence o failure		A Repa
RUCTURAL			•		,				, <u>, , , , , , , , , , , , , , , , , , </u>								
	Slab On Grade			Slab on grade supported by compacted fill,													
				suitable for [non-industrial] [light industrial]													
		Standard Slab On Grade	A1031	[heavy industrial] service conditions and loading.	ft2	1450	\$ 10.89 1982	2012	100 \$ 22 500	.00 30-Apr-12	Brent Pizzey	1 Good	5" thick reinforced concrete slab on grade	1 - Rare	2 Significant		
/ELOPE		Standard Stab Off Grade	Alosi	loading.	ILZ	1430	φ 10.09 1902	2012	100 \$ 23,500	.00 30-Apr-12	Brent Fizzey	1 - G000	3 thick remidiced concrete slab on grade	i - Naie	3 - Significant		
	Roof Construction												20.404				
													38x184 wood joists 16 Plywood				
		ROOF CONSTRUCTION	B1020		ft2	1450	\$ 8.13 1982	2012	100 \$ 17,500	.00 30-Apr-12	Brent Pizzey	1 - Good	4x38-286 built up roof beams	2 - Unlikely	4 - Major		
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	Ea.	1	\$ 5,000.00 1982	2012	100 \$ 7.500	.00 30-Apr-12	Brent Pizzey	1 Good	30" dia. Steel support column located at center of structure.	1 - Rare	5 - Catastrophic		
	Exterior Walls	interior Structure Supporting Roof	B1024	beams supporting roof framing.	La.		φ 5,000.00 1902	2012	100 \$ 7,500	.00 30-Api-12	Brent Fizzey	1 - G00u	Structure.	I - Naie	5 - Catastrophic		
													25v100 shappel ander siding. Needs Deplesing				
													25x100 channel cedar siding - Needs Replacing. 20x64 strapping @ 600 O.C.				
				Wood cladding system consisting of [solid									Building paper				
		Wood Clad Exterior Walls	B2013-B	wood siding] [shingles] [manufactured wood siding] applied to backup construction.	ft2	1811	\$ 10.09 1982	2012	40 \$ 27 500	.00 30-Apr-12	Brent Pizzey	2 Foir	10 plywood 38x89 framing @ 400 O.C.	5 Imminont	3 - Significant		
		Wood Clad Exterior Walls	D2013-D	siding applied to backup construction.	ILZ	1011	\$ 10.09 1902	2012	40 \$ 27,500	.00 30-Apr-12	Brent Pizzey	2 - Fall	Paint needs to be replaced. Approximate cost of	5 - Imminent	3 - Signilicant		
		Paint and Stain	B2015-B		ft2	1811	\$ 4.16 1982	2012	7 \$ 11,500	.00 30-Apr-12	Brent Pizzey	3 - Replacement	repainting will be \$7500.	5 - Imminent	3 - Significant	7533.76	
	Exterior Doors			Standard steel doors: flush, hollow core,													
				insulated, thermally broken. Construction in													
				accordance with SDFMA Recommended									One located on fuel storage shed, frame needs				
		Exterior Doors and Frames - Steel	B2032-A	Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,800.00 1982	2012	40 \$ 5.500	.00 30-Apr-12	Brent Pizzey	2 - Fair	replacement, other on main shop building. Paint is worn on both.	3 - Possible	2 - Minor		
		Exterior boors and Frames - Steel	D2032-A	Commercial Steel Boors.	La.		ψ 1,000.00 1902	2012	40 ψ 3,500	.00 30-Apr-12	Dient i izzey	2 - 1 all	Both metal coil doors, one located on garbage	3 - 1 O33IDIE	Z - WIIIIOI		
													storage building, other located on main shop				
				[Pressure resistant doors] [Security doors]									building, doors are in good condition, the door jambs need replacement. Approximate cost of				
		Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	Ea.	2	\$ 3,500.00 1982	2012	40 \$ 10,500	.00 30-Apr-12	Brent Pizzey	2 - Fair	replacement is \$500.	3 - Possible	2 - Minor		
	Roof Coverings																
													RMIS: Original BUR roofing with SBS patches to				
													1/6 of roof area. According to RMIS, original roof				
		M I'' 15'' ' M 1 5 6' (000)	D0044 D	A 1 1/2 11 1 5	110	4.450		2010	05 0 00 000		D D:		requires replacement Roof appears in good	0 11 17 1	0 0: :": .		
		Modified Bituminous Membrane Roofing (SBS)	B3011-B	Asphalt rolled roofing Sheet metal and flexible membrane flashings	ft2	1450	\$ 12.00 1982	2012	25 \$ 26,000	.00 30-Apr-12	Brent Pizzey	1 - Good	condition, may have been recently replaced.	2 - Unlikely	3 - Significant		
				to protect joints, terminations, changes in													
	Dark On animus	Flashings, Trim and Fascia	B3015	plane.	Ln.ft.	180	\$ 3.99 1982	2012	40 \$ 1,000	.00 30-Apr-12	Brent Pizzey	1 - Good	Paint is worn, otherwise good condition.	1 - Rare	2 - Minor		
	Roof Openings																
		Skylights	B3021	Glazed roof opening for illumination of interior	Ea.	8	\$ 3,500.00 1982	2012	25 \$ 42,000	.00 30-Apr-12	Brent Pizzey	1 - Good	aluminum frame, 36" dia. Acrylic dome top.	2 - Unlikely	2 - Minor		
RIORS	Partitions																
	Partitions	Fixed Partitions - Wood Stud	C1011-F		Ln.ft.	70	\$ 1.46 1982	2012	75 \$ 500	.00 30-Apr-12	Brent Pizzey	1 - Good	2x4 wood stud framed	1 - Rare	2 - Minor		
	Interior Doors																
				Architectural doors and frames for interior use													
				Architectural [flush] [panel] [raised panel]	•												
				[feature] door with matching formed metal	_								Solid core wood interior doors with a clear or				
	Wall Finishes	Interior Doors and Frames - Wood	C1021-B	frames for doors [sidelights] [transoms].	Ea.	3	\$ 1,313.00 1982	2012	40 \$ 6,000	.00 30-Apr-12	Brent Pizzey	1 - Good	painted finish set in wood frames.	1 - Rare	2 - Minor		
	Wall I Illiones	Painting, Sealing and Staining - Walls	C3016		ft2	1000	\$ 1.25 1982	2012	10 \$ 2,000	.00 30-Apr-12	Brent Pizzey	1 - Good	Clear finish on plywood interior	2 - Unlikely	1 - Insignificant		
													Calarradiatain Washing Office and				
		Wood Panelling	C3017-B		ft2	1000	\$ 0.88 1982	2012	30 \$ 1,500	.00 30-Apr-12	Brent Pizzey	1 - Good	6 plywood interior, Washroom, Office, and lunchroom only, remainder is exposed structure.	1 - Rare	2 - Minor		
CES - PLUM	BING		00011 2		102	1000	0.00 1002	20.2	υσ ψ 1,000	100 00 / tp: 12	Dione i izzoy	, O000	narioring in only, romained to expected structure.	, ruio	2 1111101		
	Plumbing Fixtures	Toilets	D2011	Tailata far washraama	Γ.	4	\$ 500.00 1982	2012	25 6 4.000	.00 30-Apr-12	Pront Dizzov	1 Cood	Standard floor mount	2 - Unlikely	2 - Minor		
		Tollets	D2011	Toilets for washrooms. Kitchen sink(s) suitable for [residential]	Ea.	1	\$ 500.00 1982	2012	35 \$ 1,000	.00 30-Apr-12	Brent Pizzey	1 - G00d	Standard floor mount	2 - Unlikely	2 - MINOF		
		Kitchen Sinks	D2014-A	[commercial] service.	Ea.	1	\$ 225.00 1982	2012		.00 30-Apr-12	Brent Pizzey		Stainless steel single bowl	1 - Rare	2 - Minor		
	Demostic Water Distribu	Washroom Sinks	D2014-E		Ea.	1	\$ 250.00 1982	2012	30 \$ 500	.00 30-Apr-12	Brent Pizzey	1 - Good	wall hung vitreous china	1 - Rare	2 - Minor		
	Domestic Water Distribu	Water Heaters	D2023		Ea.	1	\$ 1,000.00 1982	2012	20 \$ 1,500	.00 30-Apr-12	Brent Pizzey	1 - Good	10 Gal. Electric	2 - Unlikely	2 - Minor		
CES - MECH																	
	Distribution Systems			Roof, exterior walls, washroom, special													
		Fans: Exhaust	D3045-A	purpose rooms etc.	Ea.	1	\$ 500.00 1982	2012	30 \$ 1,000	.00 30-Apr-12	Brent Pizzey	1 - Good	Roof mount, Model number unavailable.	2 - Unlikely	2 - Minor		
	Terminal and Package U	Units															
				Terminal heat transfer units for heating and													
				cooling: [Electric baseboards] [Fan coil cabine	t								1500W Electric baseboard heaters located in				
		Terminal Units	D3051	unit heaters] [Fin tube radiation] [Convectors].		2	\$ 250.00 1982	2012	40 \$ 1,000	.00 30-Apr-12	Brent Pizzey	1 - Good	washroom and office space.	1 - Rare	2 - Minor		
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	Ea.	1	\$ 3,500.00 1982	2012	30 \$ 5.500	.00 30-Apr-12	Brent Pizzey	1 - Good	5000W Electric unit heater located in lunchroom. Mfr: Outlet. S/N: 0AS05000	1 - Rare	2 - Minor		
		Onit riodicis	D0000 D	diffe with wall sieeve and controls.	Lu.		φ 0,000.00 1002	2012	ου ψ ο,ουσ	.00 00 Apr 12	Diciti 1220y	1 0000	24" long Electric radiant heater located in shop	1 Ruic	Z WIIIIOI		
CEC FIRE	IEE/CAEETY & OFOUR	Radiant Heater Units	D3055-F	Complete radiant heater unit with controls.	Ea.	1	\$ 500.00 1982	2012	25 \$ 1,000	.00 30-Apr-12	Brent Pizzey	1 - Good	area.	1 - Rare	2 - Minor		
ES - FIRE/	IFE/SAFETY & SECURIT Fire Protection Specialt																
													10lb ABC fire extinguisher has been installed in				
E6 E1 E0		Fire Extinguishers	D4033		Ea.	1	\$ 95.00 2000	2012	30 \$ 500	.00 30-Apr-12	Brent Pizzey	1 - Good	lunchroom exit. Inspections were current.	2 - Unlikely	2 - Minor		
CES - ELEC	FRICAL Electrical Service and D	Distribution															
				Branch circuit panelboards, including													
		Propole Circuit Dan-III-	DE04.4	panelboard, breakers, conduit and wire e.g.	F-0	4	£ 1,000,00 1000	2042	00 6 0555	00 20 4 10	Decret D'	1 Cood	100A 16 circuit no = -!	1 D	o M:		
	Lighting and Branch Wi	Branch Circuit Panelboards	D5014	CDP's	Ea.	1	\$ 1,800.00 1982	2012	30 \$ 2,500	.00 30-Apr-12	Brent Pizzey	i - G000	100A 16 circuit panel	1 - Rare	2 - Minor		
	und Didnoil Wi			Incandescent luminaires for general and task													
		Interior Incandescent Fixtures	D5022-C	lighting.	Ea.	12	\$ 100.00 1982	2012	30 \$ 2,000	.00 30-Apr-12	Brent Pizzey	1 - Good	Bulbs replaced with CFL	1 - Rare	1 - Insignificant		
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting													
				units, and accessories. Includes lighting									Wall mounted HID (high intensity discharge)				
				control equipment, switches, wire, conduit,									fixtures are installed along the building perimeter				
		General Exterior Lighting	D5023	hookup.	Ea.	2	\$ 512.00 1982	2012	30 \$ 1,500	.00 30-Apr-12	Brent Pizzey	1 - Good	and at the building exit points.	1 - Rare	1 - Insignificant		

Asset Inventory								Value				Condition		<u> </u>		Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cos	Install		Useful life	Asset		Inspected By	Overall Condition	Comments		f Consequence of	Recommended Maintenance	Asset
TRUCTURAL	ricoti dus dulogoly	7.6561 56.11.		Component 2000 pilon	J	- Luainity	S 550	Date	Valuation	(years)	Valuation	n Date	opostou 2)			failure	failure	Troopinion and maintenance	Repair Co
RUCTURAL	Standard Foundations																		
				Includes continuous strip footings, column															
				footings, foundation walls not requiring											4' High foundation wall sitting on strip				
	Slab On Grade	STANDARD FOUNDATIONS	A1010	extraordinary engineering or construction.	Ln.ft.	160	\$ 120.	06 1967	2012	100	\$ 29,000.0	00 01-May-12	Brent Pizzey	1 - Good	footing.	1 - Rare	4 - Major		
	olab oli olabo			Concrete mat, reinforced or not, poured															
		SLAB ON GRADE	A1030	on subgrade and serving as a floor but not as a structural member.	ft2	2350	\$ 5.8	7 1967	2012	100	\$ 20.500.0	00 01-May-12	Brent Pizzey	1 - Good	Concrete floor slab	1 - Rare	3 - Significant		
VELOPE							, ,							,			, a significant		
	Floor and Wall Construc	tion													Mechanical Mezzanine, supported off walls				
															and ceiling. 3/4 T&G fir				
															2x6 @ 12" O.C. joists Joist appear to be				
															over spanned and may require additional				
				A low ceiling story or extensive balcony											support. Retain a structural engineer to analyze and make recommendations for				
				constructed at next level above the											remediation. This issue should be repaired				
		Mezzanine Construction	B1016	ground or base floor, [cantilevered] [supported from below].	ft2	100	\$ 10.0	0 1967	2012	100	\$ 1,500.0	00 01-May-12	Brent Pizzey	1 - Good	as soon as possible. The approximate cost for consultant is \$5000.	2 - Unlikely	3 - Significant		
				A low ceiling story or extensive balcony												Í			
				constructed at next level above the ground or base floor, [cantilevered]											Loading Dock/walkway 3/4 T&G fir				
	D (0)	Mezzanine Construction	B1016	[supported from below].	ft2	320	\$ 10.0	00 1967	2012	100	\$ 5,000.0	00 01-May-12	Brent Pizzey	1 - Good	2x6 @ 12" O.C. joists	2 - Unlikely	3 - Significant		
	Roof Construction														T&G roof decking - Exposed				
		ROOF CONSTRUCTION	B1020		ft2	2350	\$ 30.0	00 1967	2012	100	\$ 106,000.0	00 01-May-12	Brent Pizzey	1 - Good	Glulam Beams	1 - Rare	4 - Major		
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	ft2	600	\$ 12.1	5 1967	2012	100	\$ 11,000.0	00 01-May-12	Brent Pizzey	1 - Good	8" x 10' high Concrete masonry block wall.	1 - Rare	4 - Major		
	Exterior Walls	5											,				,		
				CMU wall system consisting of [[Single]															
		Concrete Unit Masonry Wall System	D0040 A	[Solid double] wythe masonry.] [Cavity	40	2000	C 44.0	0 4007	0040	75	¢ 25.000	00 04 M 40	Decet Disease	1 01	Manager wells "On deares" flytad for a	0 Hallisak	2 0::6:		
	Exterior Windows	Concrete Unit Masonry Wall System	B2012-A	wall with [block] [stud] backup.	ft2	2000	\$ 11.6	1967	2012	/5	\$ 35,000.0	00 01-May-12	Brent Pizzey	1 - G000	Masonry walls "Cadenza" fluted face	2 - Unlikely	3 - Significant		
															Double glazed, sealed windows set in fixed				
															wood frames. Exterior wood window frames				
															are rotting and wood windows have exceeded their forecasted life cycle and may	,			
				Window type: [Fixed.] [Operable.]											be energy inefficient. Replace exterior wood				
		Windows - Wood	Danca	[Individual units set in wall construction.]	ft2	45	\$ 135.0	1007	0040	0.5	¢ 2.000.4	00 04 M 40	Decet Disease	2 Danie	windows with vinyl units. The approximate	3 - Possible	0. Minor		
	Exterior Doors	Williaows - Wood	B2023	[Bay] [Bow] window units.	ILZ	15	\$ 135.C	0 1967	2012	35	\$ 3,000.0	00 01-May-12	Dienii Pizzey	3 - Replacement	replacement cost is \$2000.	3 - P05SIDIE	Z - IVIIIIOI		
				Standard steel doors: flush, hollow core,															
				insulated, thermally broken. Construction											Steel-clad exterior doors with an insulated				
				in accordance with SDFMA Recommended Selection and Usage											core and a painted finish set in painted steel frames. The approximate replacement cost				
		Exterior Doors and Frames - Steel	B2032-A		Ea.	1	\$ 1,800.0	0 1967	2012	40	\$ 2,500.0	00 01-May-12	Brent Pizzey	1 - Good	is \$5400.	1 - Rare	2 - Minor		
															Manually operated overhead sectional doors. (3) wood (10'x10') c/w glazing				
															section. Replace exterior overhead wood				
				[Pressure resistant doors] [Security doors]											door as required. The approximate replacement cost of the exterior wood doors				
		Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	Ea.	3	\$ 3,500.0	0 1967	2012	40	\$ 16,000.0	00 01-May-12	Brent Pizzey	2 - Fair	is \$6000.	2 - Unlikely	2 - Minor		
	Roof Coverings														RMIS 2007: BUR Roofing on wood deck.				
															The approximate replacement cost is				
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A	Sheet metal and flexible membrane	ft2	2350	\$ 8.5	9 1967	2012	25	\$ 30,500.0	00 01-May-12	Brent Pizzey	3 - Replacement	\$21800.	3 - Possible	3 - Significant		
				flashings to protect joints, terminations,											Pre-finished galvanized metal flashings,				
TERIORS		Flashings, Trim and Fascia	B3015	changes in plane.	Ln.ft.	200	\$ 3.9	9 1967	2012	40	\$ 1,000.0	00 01-May-12	Brent Pizzey	2 - Fair	paint is worn.	2 - Unlikely	2 - Minor		
	Partitions				16.0	11100							In						
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	1160	\$ 15.1	1 1967	2012	100	\$ 26,500.0	00 01-May-12	Brent Pizzey	1 - Good	Painted Concrete masonry block walls 2x4 Wood studs @ 16" o.c. (washroom	1 - Rare	2 - Minor		
		Fixed Partitions - Wood Stud	C1011-F		Ln.ft.	100	\$ 1.4	1967	2012	75	\$ 500.0	00 01-May-12	Brent Pizzey	1 - Good	walls)	2 - Unlikely	2 - Minor		
	Interior Doors																		
				Standard steel doors: flush, hollow core.															
				Construction in accordance with CSDFMA Recommended Selection and Usage											Hollow steel interior doors with a painted finish set in painted metal frames. The				
		Interior Doors and Frames - Steel	C1021-A	Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,694.0	00 1967	2012	40	\$ 5,000.0	00 01-May-12	Brent Pizzey	1 - Good	approximate replacement cost is \$\$22,000.	1 - Rare	1 - Insignificant		
				Architectural doors and frames for interior use. Architectural [flush] [panel] [raised															
				panel] [feature] door with matching											Colid core wood interior do				
		Interior Doors and Frames - Wood	C1021-B	formed metal frames for doors [sidelights] [transoms].	Ea.	1	\$ 1,313.0	0 1967	2012	40	\$ 2,000.0	00 01-May-12	Brent Pizzey	1 - Good	Solid core wood interior doors with a clear finish set in wood frame.	1 - Rare	1 - Insignificant		
				· ·													<u> </u>		
				Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices,											Solid Core Wood sliding doors mounted on				
	Stair Co-stairs	Interior Sliding / Folding Doors and Grilles	C1022	tracks and supporting systems.	Ea.	3	\$ 1,400.0	00 1967	2012	40	\$ 6,500.0	00 01-May-12	Brent Pizzey	1 - Good	a steel track.	1 - Rare	1 - Insignificant		
	Stair Construction														Painted wood stairs, 4 risers, by code a			Install handrails as required by	
	Wall Einichee	Wood Stair Construction	C2012		Ea.	1	\$ 2,500.0	00 1967	2012	100	\$ 4,000.0	00 01-May-12	Brent Pizzey	1 - Good	handrail is required.	3 - Possible	2 - Minor	code.	\$ 40
	Wall Finishes																		
	Floor Finishes	Wood Panelling	C3017-B		ft2	100	\$ 0.8	1967	2012	30	\$ 500.0	00 01-May-12	Brent Pizzey	1 - Good	Plywood with clear finish (Washroom walls)	1 - Rare	2 - Minor		
	Floor Finishes			Sheet flooring: [Vinyl] [Linoleum] sheet;											Commercial vinyl sheet flooring. Newer				
		Paciliant Flooring Chapt	C2022 B	[heavy] [commercial] [light commercial]	ft2	940		20000	2012	05	¢ 40.000	00 01 May 10	Pront Di	2 Fair	flooring in office area, remainder is in fair	2 Doggille	2 Minor		
		Resilient Flooring - Sheet	C3022-B	[residential] duty.	112	840	\$ 9.3	9 2000?	2012	25	ψ 1∠,000.0	00 01-May-12	Brent Pizzey	∠ • r all	condition.	3 - Possible	Z - IVIII IUI		

Asset Inventory							Ţ	Value	_			Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Cod	e Component Description	Unit	Quantity	Unit Cost	Install Date		Useful life (years)	Asset Valuatio		Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair Cos
	Ceiling Finishes		L				1	1	_					1	1		<u> </u>		
		Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	2350	\$ 5.44	1967	2012	100	\$ 19,000	00 01-May-12	Brent Pizzey	1 - Good	T&G roof decking - Exposed with clear finish applied.	1 - Rare	3 - Significant		
SERVICES - PLUMB																			
	Plumbing Fixtures	Toilets	D2011	Toilets for washrooms.	Ea.	1	\$ 500.00	1967	2012	35	\$ 1,000	00 01-May-12	Brent Pizzey	1 - Good	Standard floor mount with tank.	1 - Rare	2 - Minor		
		Tollets	DZOTT	Kitchen sink(s) suitable for [residential]	Lu.	'	Ψ 000.00	1507	2012	00	Ψ 1,000	00 01 May 12	Diciti izzey	1 0000	Single bowl stainless steel sink with chrome	1 Itale	Z WIIIO		
		Kitchen Sinks	D2014-A	[commercial] service.	Ea.	1	\$ 225.00	1967	2012	30	\$ 500	00 01-May-12	Brent Pizzey	1 - Good	trim.	2 - Unlikely	2 - Minor		
		Washroom Sinks	D2014-E		Ea.	2	\$ 250.00	1067	2012	30	\$ 1,000	00 01-May-12	Brent Pizzey	1 - Good	Wall hung vitreous china sinks with chrome finish trim.	2 - Unlikely	2 - Minor		
	Domestic Water Distribu		D2014-L		La.		Ψ 250.00	1307	2012	30	Ψ 1,000	00 01-Way-12	Dient'i izzey	1 - 000u	iiiioii uiiii.	2 - Offlikely	Z - WIIIOI		
		Water Heaters	D2023		Ea.	1	\$ 1,200.00	2007	2012	20	\$ 2,000	00 01-May-12	Brent Pizzey	1 - Good	Electric 3000W, 240V, 175 ltr water heater. MFR: John Woods, M/N: JW525TF1, S/N: 0101253917.	1 - Rare	2 - Minor		
	Sanitary Waste	vvaler i leaters	D2023		La.	'	\$ 1,200.00	2007	2012	20	φ 2,000	00 01-Way-12	Brent Fizzey	1 - G000	0101233917.	I - Naie	Z = IVIIIIOI		
	•																		
		Floor Drains - Special Purpose Industrial	D2033-B	Waste Oil Floor Drains: Cast iron body, with sediment bucket, vent connection, checkered plate and bronze plug.	Ln.ft.	30	\$ 50.00	1067	2012	50	\$ 2500	00 01-May-12	Brent Pizzey	1 - Good	Cast in concrete steel trench drain.	3 - Possible	2 - Minor		
	Rain Water Drainage	1 loor Drains - Special Fulpose industrial	D2033-B	checkered plate and bronze plug.	Lii.it.	30	Ψ 30.00	1307	2012	30	Ψ 2,500	00 01-Way-12	Dient i izzey	1 - 000d	Cast in concrete steer trench drain.	3 - 1 O33ibie	Z - WIITOI		
		Rain Water - Pipe And Fittings	D2041	Cast iron, [bell and spigot] [no hub].	Ea.	2	\$ 1,137.00	1967	2012	75	\$ 3,500	00 01-May-12	Brent Pizzey	1 - Good	4" Cast iron	1 - Rare	2 - Minor		
SERVICES - MECHA	ANICAL Heat Generating System																		
	Treat Generating System	Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	2	\$ 4,500.00	1998	2012	30	\$ 13,500	00 01-May-12	Brent Pizzey	1 - Good	Two Forced air natural gas fired furnaces, one located on mechanical mezzanine MFR: Lennox, M/N: GHR26Q4/5-100-4, S/N: 5899A 41269. The other furnace is located in the Store Room, MFR: Lennox High Efficiency, M/N & S/N unavailable.		3 - Significant		
	Distribution Systems																		
	IFE/SAFETY & SECURIT Fire Protection Specialti																		
	Fire Protection Specialti														(3) Fire extinguishers, one located at shop entrance is outdated and requires replacement. The approximate replacement				
SERVICES - ELECT	DICVI	Fire Extinguishers	D4033		Ea.	3	\$ 95.00	1975	2012	30	\$ 500	00 01-May-12	Brent Pizzey	3 - Replacement	cost is \$400.	5 - Imminent	3 - Significant		
	Electrical Service and D	istribution																	
		ELECTRICAL OFFICION AND DISTRIBUTION	Deare	Includes: Electrical service and equipmen required for delivery of power to building			0 40 000 00	1007	2040	40		20 24 14 42	5 (5)			4.5	0.01.15		
		ELECTRICAL SERVICE AND DISTRIBUTION	D5010	and distribution to subpanels. Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses,	Ea.	1	\$ 13,399.99	1967	2012	40	\$ 20,000	00 01-May-12	Brent Pizzey	1 - G00d	Electrical service and distribution. Main switch 120/208V, 400A, 3 phase, 4	1 - Rare	3 - Significant		
		Main Electrical Switchboards	D5013	and meters.	Ea.	1	\$ 7,500.00	1967	2012	40	\$ 11,500	00 01-May-12	Brent Pizzey	1 - Good	wire.	1 - Rare	1 - Insignificant		
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	2	\$ 1,800.00	1967	2012	30	\$ 5,500	00 01-May-12	Brent Pizzey	1 - Good	Panel 'A' - 120/208V, 210A, 42 circuit. Panel 'B' - 120/208V, 18 circuit.	1 - Rare	3 - Significant		
	Lighting and Branch Wi		,200	19 0		_	+ 1,000.00	,,,,,,		- 00	- 0,000	-1- 31 mα, 12		. 3000	120/2007, 10 0/104/4		- Oigimount		
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].		46	\$ 100.00	1967	2012	30	\$ 7,000	00 01-May-12	Brent Pizzey	1 - Good	Suspended and surface T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	1 - Rare	1 - Insignificant		
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and											Wall mounted HID (high intensity discharge) fixtures are installed above the O/H doors and the building exit. The approximate				
				accessories. Includes lighting control equipment, switches, wire, conduit,											replacement cost of exterior lighting is		2 - Minor		

Asset Inventory				_				Value			<u> </u>	Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install	Year of	Useful life	Asset	Assessment	Inspected By	Overall Condition	Comments		Consequence of	Recommended Maintenance	Asset
TRUCTURAL	7.0001 Guz Gutogo.y	, toos os inponon	7,000,000	Component Secondaria	0	~ a		Date	Valuation	(years)	Valuation	Date	opootou 2,	O TOTALLO	33	failure	failure	Troopinion and maintenance	Repair Co
	Slab On Grade	Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] pleavy industrial] service conditions and loading.	square foot	2800	\$ 10.89	9 1955	2012	100	3 \$ 45,500.00	02-May-12	Shaun Erick	3 - Replacement	Cast in place concrete slab on grade. Concrete floor is severely cracked and heaving was noted. Concrete floor in some cases has dropped 4"-6". Retain a structural engineer to evaluate and make recommendations for remediation. The approximate cost for consultant fees is approximately \$5000.	5 - Imminent	3 - Significant		
NVELOPE	Floor and Wall Constru	action																	
	Exterior Walls	Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	ea	1	\$ 1,500.00	1955	2012	40	0 \$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Exterior wood stairs complete with a painted finishes and wood handrail on the West side of the building. Wood stairs are deteriorating and worn. Replace exterior wood stairs with concrete. The approximate replacement costs is \$4000.	5 - Imminent	2 - Minor		
	Exterior Windows	Clay Brick Masonry Wall System	B2012-B	Clay brick wall system consisting of [Brick veneer cavity wall with [block] [stud backup. [Single] [Solid double] wythe masonry.] [Reinforced brick masonry.]] square foot	3500	\$ 18.22	2 1955	2012	75	5 \$ 95,500.00	02-May-12	Shaun Erick	2 - Fair	Exterior walls clad with clay brick veneer wall skin with a natural finish. Extreme cracking was noted on the West side of the building. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible. The approximate cost for consultant is \$5000.	4 - Likely	3 - Significant		
	Exterior willdows	Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	72	\$ 80.00	2000	2012	40	\$ 8,500.00	02-May-12	Shaun Erick	1 - Good	Double glazed sealed units set in aluminum frames with awning type operable panels. (2 x 6'x6')	2 - Unlikely	2 - Minor		
	Exterior Doors	Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	132	\$ 135.00	1955	2012	36	5 \$ 26,500.00	02-May-12	Shaun Erick	3 - Replacement	Single glaze wood windows set in fixed wood frames. (9 x 3'8'x4') Exterior wood windows are single glazed rendering them energy inefficient and the wood frames are rotting and dried out. Replace exterior wood windows with vinyl units. The approximate replacement cost is \$7500.	5 - Imminent	2 - Minor		
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	1	\$ 1,800.00	0 2000	2012	40) \$ 2,500.00	02-May-12	Shaun Erick	2 - Fair	Exterior painted steel door set in painted steel frames. Paint finish on exterior steel door is worn.	2 - Unlikely	2 - Minor	Repaint exterior steel door.	\$ 250
		Exterior Doors and Frames - Wood	В2032-В	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	1	\$ 1,100.00		2012) \$ 1,500.00	·		3 - Replacement	Solid core wood exterior doors with a clear or painted finish set in steel frames. Exterior wood door is worn and de-laminating and glazing does not fit the window rendering it energy inefficient. Replace exterior steel door with a steel unit. The approximate replacement cost is \$1800.	5 - Imminent			
				[Pressure resistant doors] [Security doors				1955/200				·			mianuary operated overnead sectional acors. 1 x wood, 1 x composite (9'x8'). Exterior overhead wood door installed on the East side of the building is worn and dated. Exterior overhead composite door installed on the West side of the building is dented. Replace exterior overhead wood door on the West side of the building and monitor exterior overhead composite door and replace as required. The approximate replacement cost of the exterior wood door is				
		Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors] [Pressure resistant doors] [Security doors	ea]	2	\$ 1,326.00		2012		\$ 4,000.00	•	Shaun Erick	3 - Replacement	\$2000. Manually operated overhead composite sectional		2 - Minor		
	Roof Coverings	Overhead Exterior Doors	B2038	[Hangar doors] [Traffic doors]	ea	2	\$ 1,326.00	2000	2012	40	3,000.00	02-May-12	Shaun Erick	1 - Good	door. (12'x9')	2 - Unlikely	2 - Minor		
	·														Built-up bituminous rooting; asphalt telt layers with insulation complete with gravel ballast material installed on the South Roof Section (Garage). The roof covering installed is dated, soft spots and organic growth were noted. Sloping appears incorrect which could lead to excessive ponding. Replace roof coving on the South Roof Section with a SBS roof covering. The approximate				
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		square foot	815	\$ 11.86	1970	2012	25	\$ 14,500.00	02-May-12	Shaun Erick	3 - Replacement	replacement cost is \$10,000. Modified bituminous membrane roofing (SBS) with	3 - Possible	3 - Significant		
		Modified Bituminous Membrane Roofing (SBS)	B3011-B		square foot	1985	\$ 12.00	2008	2012	25	5 \$ 35,500.00	02-Mav-12	Shaun Erick	1 - Good	torched on membrane and asphalt topping installed on the North Roof Section.	2 - Unlikely	3 - Significant		
		<u> </u>		Sheet metal and flexible membrane flashings to protect joints, terminations,								•							
		Flashings, Trim and Fascia	B3015	changes in plane. Sheet metal and flexible membrane flashings to protect joints, terminations,	square foot	165	\$ 3.99	1990	2012	40	1,000.00	02-May-12	Shaun Erick	1 - Good	Pre-finished sheet metal fascia. Painted wood fascia. Wood fascia paint finish is worn and wood is starting to deteriorate. Replace wood fascia with sheet metal products. The	1 - Rare	2 - Minor		
		Flashings, Trim and Fascia	B3015	changes in plane. Sheet metal and flexible membrane flashings to protect joints, terminations,	square foot	165	\$ 2.50	1990	2012	40	500.00	02-May-12	Shaun Erick	3 - Replacement	wood lascia with sheet metal products. The approximate replacement cost is \$750. Painted concrete capping. Paint finish on concrete capping is worn and weathered. The approximate replacement cost to replace with sheet metal is		2 - Minor		
		Flashings, Trim and Fascia	B3015	changes in plane.	square foot	110	\$ 9.00	1070	2012		\$ 1,500.00	00.14 40	Shaun Erick			2 - Unlikely	0 14	Repaint concrete capping.	\$ 500.

P:\20124077\00_WCA_Assessments\Advisory\01.02_Reports\Final Report\Appendix B\WCA-Buildings

A cost leventens								Volue				Candition				Diele		Maintananaa	
Asset Inventory								Value	Year of	Useful life	Asset	Condition	1			Risk	f Consequence of	Maintenance	Asset
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	t Install Date	Valuation	(years)	Valuation	Assessment Date	Inspected By	Overall Condition	Comments	failure	failure	Recommended Maintenance	Repair Cost
															Interior partition walls with concrete masonry unit (CMU) construction and natural and painted finishes. Significant cracking and separation was evident in CMU walls in the Shop Area. Retain a structural consultant to analyze and make recommendations for remediation. The approximate cost for a structural consultant is				
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	square foot	5000	\$ 15.1	11 1955	2012	100	\$ 113,500.00	02-May-12	Shaun Erick	2 - Fair	\$5000. Single glaze interior window set in wood frames.	4 - Likely	3 - Significant		
	Interior Doors	Windows - Wood	C1017-B		square foot	9	\$ 55.0	00 1955	2012	50	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Due to the shifting of the building, the interior window has shifted and has become warped. Window should be replaced. The approximate replacement cost is \$500.	4 - Likely	2 - Minor		
															Solid core wood interior doors with a painted finish	1			
		Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms]. Hatches and access doors necessary for	ea	4	\$ 1,313.0	00 1955	2012	40	\$ 8,000.00	02-May-12	Shaun Erick	3 - Replacement	set in wood frames. The washroom doors are residential grade units. Two interior wood doors are damaged and worn and require replacement, the washroom doors are brand new. Replace damaged interior wood doors with steel units. The approximate cost of replacement is \$3600.	e 1 - Rare	2 - Minor		
				access to enclosed parts of building and															
		Hatches, Access Doors and Ladders	C1026	for access to operations and maintenance items.	ea	1	\$ 750.0	00 1955	2012	75	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Painted metal ship ladder for access on the top of the storage cabinets installed in the Garage.	1 - Rare	2 - Minor		
	Fittings	Ceiling Fans	C1039-A		ea	2	\$ 750.0	00 2000	2012	35	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Electric ceiling fans.	2 - Unlikely	2 - Minor		
	Stair Construction	Coming Fairs	01000 A		Cu	-	Ψ 700.0	2000	2012	00	Ψ 2,000.00	OZ May 12	Orlaan Eriok	1 0000		· ·	Z WIIIO		
	Wall Finishes	Wood Stair Construction	C2012		ea	1	\$ 2,500.0	00 1955	2012	100	\$ 4,000.00	02-May-12	Shaun Erick	3 - Replacement	Wood framed stairs. Wood stairs are uneven due to the building shifting. Replace wood stairs when building structure is corrected. The approximate replacement cost is \$2500.		2 - Minor		
		Painting, Sealing and Staining - Walls	C3016		square foot	4500	\$ 1.2	25 2000	2012	10	\$ 8,500.00	02-May-12	Shaun Erick	2 - Fair	Paint finish for interior walls. Paint finishes throughout the facility are worn. Repaint the facility. The approximate cost is \$5700. Painted plywood wall finish. The approximate	5 - Imminent	2 - Minor		
		Wood Panelling	C3017-B		square foot	2000	\$ 0.8	38 1980	2012	30	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	replacement cost is \$2000.	1 - Rare	2 - Minor		
	Floor Finishes	Resilient Flooring - Vinyl Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	319	\$ 2.5	50 1995	2012	25	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Peel and stick vinyl tiles installed in the Office. Vinyl tile installed in the Office is damaged and worn. Replace vinyl tiles installed in the Office with sheet vinyl products. The approximate replacement cost is \$1100.	5 - Imminent	2 - Minor		
		Resilient Flooring - VCT Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile]. Sheet flooring: [Vinyl] [Linoleum] sheet;	square foot	195	\$ 4.5	51 1995	2012	25	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	flooring installed is damaged. Replace with sheet vinyl flooring. The approximate replacement cost is \$1850.		2 - Minor		
	Ceiling Finishes	Resilient Flooring - Linoleum	C3022-B	[heavy] [commercial] [light commercial] [residential] duty.	square foot	49	\$ 3.0	00 2011	2012	25	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Linoleum sheet flooring installed in the Washrooms.	2 - Unlikely	2 - Minor		
		Ceiling Tile System - Nail or Glue-in	C3034	Linear metal strip suspended ceiling	square foot	50	\$ 3.0	00 1955	2012	25	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" square ceiling tile glued/nailed/stapled to ceilings. The FACT ceiling is worn and dated. The building was built prior to 1981 and therefore is assumed that the ceiling tiles may contain asbestos or other related products and should be handled accordingly. The approximate replacement cost with a drop ceiling is \$250 plus the cost of asbestos removal.	it	3 - Significant		
				system, including suspension grid, non											Pre-finished sheet metal ceiling finish installed in				
		Metal Ceilings	C3035	combustible. Wood ceiling finish. Includes furring and	square foot	815	\$ 11.0	1995	2012	40	\$ 13,500.00	U2-May-12	Shaun Erick	1 - G00d	the Garage.	1 - Rare	2 - Minor		
		Wood and Wood Paneling Ceilings	C3036	nailing strips. [Solid wood T&G boards] [Wood paneling]	square foot	1935	\$ 0.8	38 1955	2012	100	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Painted plywood ceiling.	2 - Unlikely	2 - Minor		
SERVICES - PLUM	IBING Plumbing Fixtures	3		3,							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			, , , , , , , , , , , , , , , , , , , ,				
	Fiumbing Fixtures	Toilets	D2011	Toilets for washrooms.	ea	2	\$ 500.0		2012		\$ 1,500.00		Shaun Erick		Floor mounted tank flush toilet. Single basin stainless steel sink complete with supply trim. Sink installed in the Staff Room is worn and dated. Replace stainless steel sink installed in the Staff Room. The approximate	2- Unlikely			
	Domestic Water Distrib	Washroom Sinks	D2014-E		ea	1	\$ 250.0	1955	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	replacement cost is \$250.	3 - Possible	2 - Minor		
	Sanitary Waste	Domestic Water Conditioning Equipment	D2022		ea	1	\$ 2,000.0	00 2010	2012	20	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good		2 - Unlikely	2 - Minor		
		Floor Drains - Standard Purpose	D2033-A	Plastic floor drains, suitable for residential use.	ea	1	\$ 3,000.0	00 1985	2012	50	\$ 4,500.00	02-May-12	Shaun Erick	1 - Good	General purpose floor drain installed in the Garage.	2 - Unlikely	2 - Minor		
	Rain Water Drainage	Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	ea	2	\$ 453.5	55 1955	2012	75	\$ 1,500.00	02-May-12	Shaun Erick	2 - Fair	Roof drain piped from roof to basement or exterior wall spouts and drained by gravity. Roof drain installed in the building appears blocked as ponding was noted around drain.	1 - Rare	2 - Minor	Unblock drain as required.	\$ 250.00
SERVICES - MECH	HANICAL Distribution Systems																		
	Terminal and Package	Fans: Exhaust Units	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	1	\$ 1,500.0	00 1990	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Exhaust fan and stainless steel fume hood installed in the Garage. The approximate replacement cost is \$1500.	3 - Possible	2 - Minor		

Asset Inventory	<u></u>					_		Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair C
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls	. ea	3	\$ 550.0	0 1955	2012	30	0 \$ 2,500.00	0 02-May-12	Shaun Erick	3 - Replacement	Gas med forced air ceiling suspended unit neaters. Unit heaters have exceeded their forecasted and may be energy inefficient. Replace gas fired unit heaters installed in the facility. The approximate replacement cost is \$1800.	3 - Possible	2 - Minor		
		Unit Heaters - Force Flow	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls	. ea	1	\$ 500.0	0 1955	2012	30	0 \$ 1,000.00	0 02-Mav-12	Shaun Erick	3 - Replacement	Water fed force flow unit heater. Force flow unit heater installed has exceeded its forecasted life cycle and may be energy inefficient. Replace force flow unit heater. The approximate replacement cost is \$750. This unit is fed from the power plant across the street.		2 - Minor		
				Complete electric or fossil fuel fired											Water fed down flow unit heater. Down flow unit heater installed has exceeded its forecasted life cycle and may be energy inefficient. Replace down flow unit heater. The approximate replacement cost is \$1000.				
	Controls and Instrumer	Unit Heaters - Down Flow	D3055-D	terminal unit with wall sleeve and controls	. ea	2	\$ 500.0	0 1955	2012	30	1,500.00	02-May-12	Shaun Erick	3 - Replacement	This unit is fed from the power plant across the street.	3 - Possible	2 - Minor		
	Controls and instrumen			[Electric] [Pneumatic] temperature control systems used for building heating											Manual hardwired thermostats. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace manual thermostats with programmable units for increased facility performance. The approximate cost of				
		Heating Systems Controls	D3062-A	systems.	ea		5 \$ 100.0	0 1955	2012	3	0 \$ 1,000.00	02-May-1	2 Shaun Erick	3 - Replacement	replacement is \$\$675.	1 - Rare	2 - Minor		
SERVICES - FIRE/	LIFE/SAFETY & SECURI Fire Protection Special																		
	rire Protection Special	lies													ABC fire extinguishers installed throughout the				
		Fire Extinguishers	D4033		ea	2	\$ 95.0	0 2005	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - ELEC																			
	Electrical Service and I	Distribution																	
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 1,800.0	0 2012	2012	30	2,500.00	02-May-12	Shaun Erick	1 - Good	Branch circuit panel. (70A) the unit was being installed at the time of the assessment. Circuit panels installed in the Garage are being removed.	2 - Unlikely	2 - Minor		
	Lighting and Branch W	irina																	
		n nig																	
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].		1985	\$ 6.0	0 2008	2012	30	3 \$ 18,000.00	0 02-May-12	Shaun Erick	1 - Good	Surface mounted T-8 fluorescent lighting.	2 - Unlikely	2 - Minor		
		Interior Fluorescent Fixtures		[Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]	square foo														
		Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D5022-A	[Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Building externor lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,	square foo	1985	\$ 100.00	0 2005	2012	3(0 \$ 1,500.00	0 02-May-12	Shaun Erick	1 - Good	Compact fluorescent (CFL) lighting. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. HID light fixture on	2 - Unlikely	1 - Insignificant	Re-install HID light fixture on the	
		Interior Fluorescent Fixtures		[Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Building extenor lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control	square foo		\$ 100.0 \$ 512.0	0 2005		3(0 02-May-12	Shaun Erick	1 - Good 2 - Fair	Compact fluorescent (CFL) lighting. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. HID light fixture on the East side of the building is coming off the wall. Exterior incandescent lighting installed on the East side of the building. Fixture is corroded and lamp is missing. Replace incandescent lighting with a HID fixture. The approximate replacement cost is	2 - Unlikely 2 - Unlikely	1 - Insignificant 2 - Minor	Re-install HID light fixture on the East side of the building.	\$ 100.

Second S	entory							Value	7			Condition	_			Risk		Maintenance	
Part	ategory Asset Sub-Categ	ory Asset Component	Asset Code	e Component Description	Unit	Quant	tity Unit Co					Assessment Dat	e Inspected By	Overall Condition	Comments			Recommended Maintenance	Asset
March Marc		,					,	Date	Valuation	(years)	Valuation		-,,			failure	failure		Repair Co
March Marc																			
March Marc																			
Part		SLAB ON GRADE	A1030		square foot	2800	\$ 10	0.89 1972	2012	100	45,500.00	30-Apr-12	Shaun Erick	1 - Good	Slab on Grade	1 - Rare	3 - Significant		
Column																			
Part			B1020		square foot	2800	\$	7.32 1972	2012	100	30,500.00	30-Apr-12	Shaun Erick	1 - Good	Cast in place concrete construction.	1 - Rare	4 - Major		
Part	Exterior Walls																		
Second Control Seco																			
Part		Concrete Unit Masonry Wall System	B2012-A		square foot	620	\$ 1:	2.95 1972	2012	75	12.000.00	30-Apr-12	Shaun Erick	2 - Fair			3 - Significant		\$ 1,50
Part				Exposed under surface of overhead							,				Exterior painted wood soffits. Wood soffits on the exterior of the		- J. J. M. Land	g	.,
Property of the content of the con					ı														
Part		Exterior Soffits	B2018	floor surfaces.	square foot	240	\$	7.00 1972	2012	50	2,500.00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
Profession Pro	Exterior Windows																		
Part																			
Part																			
Part		Windows Alimana	D2022		amunes foot	£420	¢ 5	F 00 1070	2012	40	24 500 00	20 Apr 12	Chaup Friek	2 Danissament		F. Imminant	2 Cignificant		
Second Process of Part	Exterior Doors	windows - Aluminum	B2022	vertical strip windows with spandreisj.	square root	\$420) \$ 5	5.00 1972	2012	40	34,500.00	30-Apr-12	Snaun Erick	3 - Replacement	approximate replacement cost would be \$23,500.	5 - Imminent	3 - Significant		
Part															Exterior single glazad aluminum door. Exterior aluminum door				
Part																			
Parameter Para		Exterior Doors and Frames - Aluminium	B2032-C		ea	1	\$ 2,50	0.00 1972	2012	30	4,000.00	30-Apr-12	Shaun Erick	3 - Replacement	aluminum door. The approximate replacement cost is \$2500.	5 - Imminent	2 - Minor		
Part																			
Part				[Draggues registent deers] [Conurity deers															
Part		Overhead Exterior Doors	B2038			2	\$ 1,32	6.00 1972	2012	40	4,000.00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
Pear																			
Part	i ai titions																	Repair cracking in Locker Room	
Place Partiers - Concret Blook Control																			
Part Full Color		Fixed Partitions - Concrete Block	C1011-A		square foot	3000	\$ 1	5.92 1972	2012	100	71,500.00	30-Apr-12	Shaun Erick	1 - Good		1 - Rare	3 - Significant		\$ 1,5
Part																			
Fig. Fig. Fig. Composed Fig. Compose				finish applied to interior [wood] [metal]															
Market Black Windows - Blood Color A Accordance of Service Color Accordance of Service Color Accordance of Service Color Accordance of Service Color Accordance		Fixed Partitions - Gypsum Wallboard	C1011-C		square foot	260	\$	1.57 1972	2012	75	500.00	30-Apr-12	Shaun Erick	2 - Fair		1 - Rare	2 - Minor		\$ 15
Market Polary Market Polar		•																	
Place Plac	Interior Doors	Windows - Steel	C1017-A		square foot	16	\$ 4	7.09 1972	2012	50	1,000.00	30-Apr-12	Shaun Erick	1 - Good	Single glazed window set in steel frames with painted finishes.	1 - Rare	2 - Minor		
Part					r														
Insert Police of Grame - Vision College Control College Co																			
The fundamental process of control interior (siding) Feding Boors and Girlles Figure 1 Figure 2 Figure 2 Figure 3 Figure 4 Figure		Interior Dears and Frames Wood	C1021 P			2	¢ 1 21	2.00.1000	2012	40	4 000 00	20 Apr 12	Shoup Erick	1 Good		1 Poro	2 Minor		
Hilling Harry Stating Footing Critics Filting Harry Stating Footing Grides Filting Harry Stating Footing Grides Filting Fi		interior Doors and Frames - Wood	C1021-B	,	ea	2	φ 1,31.	3.00 1990	2012	40	4,000.00	30-Apr-12	SHAUH EHCK	1 - G00u	Steel sliding door installed in Parts Room 138. Interior sliding	I - Naie	2 - WIII IOI		
Intervision Control Cultimate Control Cu																		Renaint interior sliding door in	
Hallin closests suitable to project Fabricated Companiments (Toles and Showers) Each Controlling Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards C1033 Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Wall and Comer Quards Fabricated Companiments (Toles and Showers) Fabricated Companies (Fabricated C		Interior Sliding / Folding Doors and Grilles	C1022		ea	1	\$ 1,80	0.00 1972	2012	40	2,500.00	30-Apr-12	Shaun Erick	2 - Fair		2 - Unlikely	2 - Minor		\$ 25
Eath in closes suitable to project accommodations. Eath of closes audiable to project accommodations. Eath of closes and accommodations. Eath of closes accommodations. Eath of control closes accommodations. Eath of control closes accommodations. Eath of closes accommodations. Ea	Fittings														2 x painted metal washroom partitions and 1 x painted wood				
Fabricated Compartments (Toiles and Showers) C1022 accommodations a 3 \$1,000,00197 2012 30,70,000 30,4p+12 Shaun Eriok 3 - Replacements registered cost a \$1,500 5 - Imminent 2 - Minor															partition. Painted wood partition has exceeded its forecasted life				
Wall and Comer Guards		Fabricated Compartments (Toilets and Showers)	C1032		ea	3	\$ 1.50	0 00 1972	2012	30	7 000 00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
Wall and Corner Guards Stair Construction Mail Finishes Wall Finishes Realizer Flooring - Tile Causer Flooring -		r abricated comparatione (reliefe and chorele)	0.002		- Cu	Ü	Ψ 1,00	0.00 1072	2012	- 00	7,000.00	00 / p. 12	Oridan Eriok	о тторкаостиста		o minimoni	2 11111101		
Wait and Corner Guards Metal Stair Construction Painting, Sealing and Staining - Walls Against Flooring - Walls Against Flooring - Walls Against Flooring - Walls Against Flooring - Tile Cadd2-A Heavy duty, special purpose seamless flooring for institutional and cornerectable flooring repained flooring flooring repained flooring floorin																			
Metal State Construction Wall Finishes Wall Finishes Wall Finishes Painting, Sealing and Staining - Walls Painting, Sealing and Staining - Walls C3016 C3016 C3016 C3016 C3016 C3016 C3017 Tall flooring; [Flat Ruber] [Flaining of Deep Painting, Sealing and Staining - Walls C3016 C3017 Tall flooring; [Flat Ruber] [Flaining of Deep Painting, Sealing and Staining - Walls C3017 Tall flooring; [Flat Ruber] [Flaining of Deep Painting, Sealing and Staining - Walls C3017 Tall flooring; [Flat Ruber] [Flaining of Deep Painting, Sealing and Staining - Walls C3018 C3018 C3018 C3018 C3019 Tall flooring; [Flat Ruber] [Flaining of Deep Painting, Sealing and Staining - Walls C3018 C3			C1033		linear foot	400	\$	0.50 1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	1 - Insignificant		
Painting, Sealing and Staining - Walls Resilient Flooring - Tile	Stair Construction		C2013		ea	1	\$ 2.50	0.00 1972	2012	100	4.000.00	30-Apr-12	Shaun Erick	1 - Good	Painted steel stairs complete with metal handrails.	1 - Rare	2 - Minor		
Painting, Sealing and Staining - Walls C3016 Square foot 3000 \$1,25 190 \$2012 \$10 5,500,00 \$30-Apr-12 \$2012 \$30-Apr-12 \$30-Apr-12 \$30-Apr-12 \$40-Apr-12 \$40-Apr-12	Wall Finishes											,							
Painting, Sealing and Staining - Walls Floor Finishes Resilient Flooring, Flat Robber] [Raised profile ubber] [Viryl] [Vinyl composition lite]. Resilient Flooring - Tile flooring - Tile flooring - Tile flooring institutional and commercial applications. Suitable for [Viryl] [Vinyl composition lite]. Resilient Flooring - Tile flo																			
Resilient Flooring - Tile Cooring: [Flat Rubber] [Raised profile nubber] [Vinyi] [Vinyi] composition tile]. Resilient Flooring - Tile flooring: [Flat Rubber] [Raised profile nubber] [Vinyi] [Vinyi] composition tile]. Heavy duty, special purpose seamless flooring for institutional and commercial applications. Submitted for light to medium traffic] [medium to heavy traffic] Selecting Finishes General Suspended Acoustic Ceiling C3023 General Suspended Acoustic Ceiling Flumbing Fixtures Resilient Flooring: [Flat Rubber] [Raised profile nubber] [Winyi] [Winyi] composition tile]. Selecting Finishes Resilient Flooring: (Flat Rubber) [Raised profile nubber] [Winyi] [Winyi] composition tile]. Heavy duty, special purpose seamless flooring for institutional and commercial applications. Sustained and worn. Replace mastic flooring installed in the Men's Washroom. Mastic flooring installed in the Men's Washro	Floor Finishes	Painting, Sealing and Staining - Walls	C3016		square foot	3000	\$	1.25 1990	2012	10	5,500.00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
Resilient Flooring - Tile Co302-A Tile (Inchoring, Flat Rubber) [Raised profile unber] (Viry) [Viry) (priv) composition tile]. square foot 443 \$ 4.51 1980 2012 25 3,000.00 30-Apr-12 Shaun Erick 3 - Replacement The approximate replacement cost is 5 - Imminent 2 - Minor September (1) - Imminent 2 - Minor September (2) - Imminent 2	Floor Finishes														Resilient Flooring, vinyl composition tile, marbleized. VCT				
Resilient Flooring - Tile				Tile fleering, [Flet Dukher] [Deised profile															
Mastic Composition Flooring C3027 Mastic Composition Flooring S550. A Replacement A Replacement S550. A Replacement A Replacement S550. A Replacement A Coustic ceiling panels with a suspended T-bar aluminum frame system. Ceiling tiles throughout the facility. The approximate replacement cost is S1950. Flumbing Fixtures Plumbing Fixtures A Replacement Samu Erick		Resilient Flooring - Tile	C3022-A			443	\$	4.51 1980	2012	25	3,000.00	30-Apr-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
Mastic Composition Flooring Mastic Composition Flooring Could predict the second problem of the facility of				Heavy duty, special numbee seamless											Mastic composition flooring installed in the Men's Washroom				
Mastic Composition Flooring C3027 traffic] [medium to heavy traffic] square foot 57 \$ 15.00 1972 2012 60 1,500.00 30-Apr-12 Shaun Erick 3 - Replacement \$55.0. 5 - Imminent 2 - Minor System. Ceiling planels with a suspended T-bar aluminum frame system. Ceiling tiles throughout the facility are dirty and worn. Replace ceiling ites throughout the facility. The approximate replacement cost is \$195.0. 5 - Imminent 2 - Minor September 1 - Imminent 2 - Minor September 2 - Imminent 3 - Imminent 3 - Imminent 3 - Imminent 3 - Imminent 4 - Imminent 5 - Imm				flooring for institutional and commercial											Mastic flooring is stained and worn. Replace mastic flooring with	1			
Ceiling Finishes Command Comman		Mastic Composition Flooring	C3027			57	\$ 1	5 00 1972	2012	60	1 500 00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2- Minor		
General Suspended Acoustic Ceiling C3033 square foot 455 \$ 4.25 1980 2012 25 3,000.00 30-Apr-12 Shaun Erick 3 - Replacement cost is \$1950. 5 - Imminent 2 - Minor **Telumbing Fixtures** **Plumbing Fixtures** **Plumbing Fixtures** **Telumbing F	Ceiling Finishes	madic composition rooming	0002.	uamoj (modam to nodvý tramoj	oquaro root			0.00 1072	2012	00	1,000.00	00 / p. 12	Oridan Eriok	o respiasoment			2 11111101		
General Suspended Acoustic Ceiling Flumbing Fixtures Replace ceiling tiles throughout the facility. The approximate replacement cost is \$1950. 1 x Standard tank flush toilet with regular bowl and open front seat. 1 x Commercial grade toilet with floor mounted vitreous china bowl, open front seat and supply flushometers. Toilets installed in the facility. The approximate cost of replacement is																			
Plumbing Fixtures 1 x Standard tank flush toilet with regular bowl and open front seat. 1 x Commercial grade toilet with floor mounted vitreous china bowl, open front seat and supply flushometers. Foliate toilets installed in the facility appear wom and stained. Set installed in the facility. The approximate cost of replacement is		0 10 114 " 0 "				455			0			00.4		0.0	Replace ceiling tiles throughout the facility. The approximate				
Plumbing Fixtures 1 x Standard tank flush toilet with regular bowl and open front seat. 1 x Commercial grade toilet with floor mounted vitreous china bowl, open front seat and supply flushometers. Toilets installed in the facility appear wom and stained, tellets installed in the facility. The approximate cost of replacement is	S - PLUMBING	General Suspended Acoustic Ceiling	C3033		square foot	455	\$	4.25 1980	2012	25	3,000.00	30-Apr-12	Shaun Erick	3 - Replacement	replacement cost is \$1950.	5 - Imminent	2 - Minor		
seat. 1 x Commercial grade toilet with floor mounted vitreous china bowl, open front seat and supply flushometers. Toilets in the facility appear wom the stained stained for the facility appear wom to stained stained. Set a installed in the facility. The approximate cost of replacement is															4 v Ctondard took flush toll-took are all				
china bow in the facility. The approximate control to the facility. The approximate control to the facility. The approximate cost of replacement is																			
installed in the facility. The approximate cost of replacement is															china bowl, open front seat and supply flushometers. Toilets				
2 W OULD TOTAL OF TABLE OF TAB		Toilets	D2011	Toilets for washrooms.	ea	2	\$ 50	0.00 1972	2012	35	1,500.00	30-Apr-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		

Inventory								Value				Condition				Risk		Maintenance	
Cotomoni	Accet Sub Catemany	Accet Commonent	Acces Code	Component Description	Unit	Ouentitu	Unit Coot	Install	Year of	Useful life	Asset	Accessment Date	Inchested By	Overell Candition	Comments	Frequency of	Consequence of	Recommended Maintenance	Ass
Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost	Date	Valuation	(years)	Valuation	Assessment Date	inspected By	Overall Condition	Comments	failure	failure	Recommended Maintenance	Repair
															Floor mounted pedectal type vitrous chine unit. Redectal				
															Floor mounted pedestal type vitreous china unit. Pedestal urinals create maintenance and sanitation issues. Replace floor				
															mounted urinal installed in the Men's Washroom. The				
		Urinals	D2012	Urinals for washrooms.	ea	1	\$ 1,500.00	1972	2012	35	2,500.00	30-Apr-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
															Single basin stainless steel sink c/w supply trim installed in Staff				
															Room 140. Stainless steel sink installed in Staff Room 140 is				
				Kitchen sink(s) suitable for [residential]											worn. Replace stainless steel sink installed in Staff Room 140.				
		Kitchen Sinks	D2014-A	[commercial] service.	ea	1	\$ 225.00	1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement	The approximate replacement cost is \$225.	5 - Imminent	2 - Minor		
															3 x Wall mounted vitreous china sinks c/w supply trim. Vitreous				
															china sinks installed in the facility have exceeded its forecasted				
															life cycle. Replace vitreous china sinks installed in the facility.				
		Washroom Sinks	D2014-E		ea	3	\$ 225.00	1972	2012	30	1,000.00	30-Apr-12	Shaun Erick	3 - Replacement		2 - Unlikely	2 - Minor		
ES - MECHAN	IICAL																		
Dis	stribution Systems																		
															Make-up are unit is part of the University of Regina's mechanical				
		Air Handling Units - Air Distribution	D3041-A						2012	40		30-Apr-12	Shaun Erick		system.				
		Ducts - Air Distribution	D3041-D		square foot	2000	\$ 4.09	1972	2012	75	17 000 00	20 Apr 12	Shaun Erick	1 Cood	Distribution ducts installed from air handling units to ceiling diffusers.	1 - Rare	2 - Minor		
		Ducis - All Distribution	D3041-D		square root	2000	\$ 4.08	1972	2012	75	17,000.00	30-Apr-12	Snaun Enck	1 - G000	In-line or roof top mounted exhaust fans installed to exhaust	i - Raie	Z - IVIII IOI		
															washrooms/change rooms and storage areas. Exhaust fan				
															installed in Women's Washroom is noisy. Replace exhaust fan				
				Roof, exterior walls, washroom, special											installed in the Women's Washroom. The approximate				
		Fans: Exhaust	D3045-A	purpose rooms etc.	ea	2	\$ 250.00	1972	2012	30	1,000.00	30-Apr-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
Co	ontrols and Instrumer	ntation																	
															Manual thermostat. Manual thermostat installed in the facility is				
				[Electric] [Pneumatic] temperature control											energy inefficient due to its lack of energy savings controls.				
		Heating Cystems Controls	D2062 A	systems used for building heating			4 400 00	4070	2042	20	500.0	20.4.42	ci 5 : 1	2 Danlassmant	Install a programmable unit for increased facility performance.				
		Heating Systems Controls	D3062-A	systems. Systems providing automated operation	ea	1	\$ 100.00	1972	2012	30	500.0	30-Apr-12	Shaun Erick	3 - Replacement	The approximate cost of replacement is \$135. Building maintenance system is tied in to the University of	1 - Rare	1 - Insignificant		
		Building Automation Systems	D3063	of selected building systems.					2012	25		30-Apr-12	Shaun Erick		Regina.				
FIRE/LIFE	E/SAFETY & SECURI		20000	or corocica barraing cyclemic.					2012	20		30 Apr 12	SHOULT ETICK		, rogina.				
	orinklers																		
				continuous flow of water automatically in case of fire. Includes water supply															
F:-	ra Drataatian Special	SPRINKLERS AND FIRE PROTECTION	D4010	equipment, piping, valves, fittings, sprinkler heads, release devices.					2012	75		30-Apr-12	Shaun Erick		Sprinkler equipment installed in the facility is controlled by the University of Regina.				
Fir	re Protection Special									75		30-Apr-12	Shaun Erick						
			D4010		ea	3	\$ 665.00	2000	2012		1,000.00	30-Apr-12	Shaun Erick	1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed	2 - Unlikely	2 - Minor		
- ELECTRI	CAL	Ities Fire Extinguishers			ea	3	\$ 665.00	2000						1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed	2 - Unlikely	2 - Minor		
- ELECTRI		Ities Fire Extinguishers			ea	3	\$ 665.00	2000						1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed	2 - Unlikely	2 - Minor		
- ELECTRI	CAL	Ities Fire Extinguishers		sprinkler heads, release devices.	ea	3	\$ 665.00	2000							University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in		2 - Minor		
ELECTRI	CAL	Ities Fire Extinguishers		sprinkler heads, release devices. Branch circuit panelboards, including	ea	3	\$ 665.00	2000							University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace		2 - Minor		
ELECTRI	CAL	Ities Fire Extinguishers Distribution	D4033	sprinkler heads, release devices. Branch circuit panelboards, including panelboard, breakers, conduit and wire		3			2012	30	1,000.00	30-Apr-12	Shaun Erick		University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University				
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards	D4033	sprinkler heads, release devices. Branch circuit panelboards, including	ea	3	\$ 665.00 \$ 1,800.00			30			Shaun Erick		University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University				
- ELECTRI	CAL	Ities Fire Extinguishers Distribution Branch Circuit Panelboards	D4033	sprinkler heads, release devices. Branch circuit panelboards, including panelboard, breakers, conduit and wire		3			2012	30	1,000.00	30-Apr-12	Shaun Erick		University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University				
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards	D4033	sprinkler heads, release devices. Branch circuit panelboards, including panelboard, breakers, conduit and wire		1			2012	30	1,000.00	30-Apr-12	Shaun Erick		University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University				
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards	D4033	sprinkler heads, release devices. Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's		1			2012	30	1,000.00	30-Apr-12	Shaun Erick		University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University				
ELECTRIC Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]	ea	1	\$ 1,800.00	1972	2012	30	1,000.00	30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick	3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800.	5 - Imminent	2 - Minor		
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal	ea	1 2800		1972	2012	30	1,000.00	30-Apr-12	Shaun Erick	3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800.		2 - Minor		
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ea	1 2800	\$ 1,800.00	1972	2012	30	1,000.00	30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick	3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800.	5 - Imminent	2 - Minor		
ELECTRIC Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting:	ea	1 2800	\$ 1,800.00	1972	2012	30	1,000.00	30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick	3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800.	5 - Imminent	2 - Minor		
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal	ea	1 2800	\$ 1,800.00	1972	2012	30	1,000.00	30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick	3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting.	5 - Imminent	2 - Minor	Penlace 2 Jamps in the facility	
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]	ea square foot		\$ 1,800.0C) 1972) 2008	2012	30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting.	5 - Imminent 2 - Unlikely	2 - Minor 2 - Minor	Replace 2 lamps in the facility washrooms	\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring	D4033	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal	ea square foot		\$ 1,800.0C	1972	2012	30	1,000.00	30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick	3 - Replacement 1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting.	5 - Imminent 2 - Unlikely	2 - Minor 2 - Minor	Replace 2 lamps in the facility washrooms.	\$
ELECTRIC Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]	ea square foot		\$ 1,800.0C) 1972) 2008	2012	30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light]	ea square foot		\$ 1,800.0C) 1972) 2008	2012	30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting.	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting.	ea square foot		\$ 1,800.0C	2008	2012	30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems,	ea square foot square foot		\$ 1,800.00 \$ 6.00 \$ 1.50	2008	2012 2012 2012 2012	30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts,	ea square foot square foot		\$ 1,800.00 \$ 6.00 \$ 1.50	2008	2012 2012 2012 2012	30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and	ea square foot square foot		\$ 1,800.00 \$ 6.00 \$ 1.50	2008	2012 2012 2012 2012	30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control	ea square foot square foot		\$ 1,800.00 \$ 6.00 \$ 1.50	2008	2012 2012 2012 2012	30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant		\$
ELECTRI Ele	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures	D4033 D5014 D5022-A D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00 500.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant		\$
ELECTRI Ele Lig	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting	D4033 D5014 D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control	ea square foot square foot ea		\$ 1,800.00 \$ 6.00 \$ 1.50	2008	2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00	30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant		\$
ELECTRI Ele Lig	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting	D4033 D5014 D5022-A D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00 500.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant		\$
ELECTRI Ele Lig	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting	D4033 D5014 D5022-A D5022-A	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00 500.00 3,000.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. 2 x recessed and 2 x surface mounted. Fire alarm equipment installed in the facility is controlled by the	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant 2 - Minor		\$
ELECTRII Ele Lig	CAL ectrical Service and I	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting Security Fire Alarm System	D5014 D5022-A D5022-A D5022-C	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00 500.00 3,000.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. 2 x recessed and 2 x surface mounted. Fire alarm equipment installed in the facility is controlled by the	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant 2 - Minor		\$
ELECTRII Ele Lig	CAL ectrical Service and I ghting and Branch W	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting Security Fire Alarm System	D5014 D5022-A D5022-A D5022-C	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30	1,000.00 2,500.00 25,000.00 500.00 3,000.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. 2 x recessed and 2 x surface mounted. Fire alarm equipment installed in the facility is controlled by the University of Regina.	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant 2 - Minor		\$
ELECTRI Ele Lig	CAL ectrical Service and I ghting and Branch W	Ities Fire Extinguishers Distribution Branch Circuit Panelboards Viring Interior Fluorescent Fixtures Interior Fluorescent Fixtures Interior Incandescent Fixtures General Exterior Lighting Security Fire Alarm System	D5014 D5022-A D5022-A D5022-C	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional]. Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea square foot square foot ea	102	\$ 1,800.00 \$ 6.00 \$ 1.50 \$ 100.00	2008	2012 2012 2012 2012 2012	30 30 30 30 30 25	1,000.00 2,500.00 25,000.00 500.00 3,000.00	30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12 30-Apr-12	Shaun Erick Shaun Erick Shaun Erick Shaun Erick Shaun Erick	3 - Replacement 1 - Good 2 - Fair 3 - Replacement 1 - Good	University of Regina. 3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current. Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800. Surface mounted T-8 fluorescent lighting. Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility. Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25. Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. 2 x recessed and 2 x surface mounted. Fire alarm equipment installed in the facility is controlled by the	5 - Imminent 2 - Unlikely 2 - Unlikely 5 - Imminent 2 - Unlikely 2 - Unlikely	2 - Minor 2 - Minor 1 - Insignificant 1 - Insignificant 2 - Minor 3 - Significant		\$

nventory								Value				Condition				Risk		Maintenance	
Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cos	t Install Date	Year of Valuation	Useful life (years)	Asset /aluation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Repa
URAL	Slab On Grade					•							<u> </u>	•		•			
				Slab on grade supported by compacted															
				fill, suitable for [non-industrial] [light														Re-grade to provide positive	
		Standard Slab On Grade	A1031	industrial] [heavy industrial] service conditions and loading.	ft2	340	\$ 5.8	7 1955	2012	100 \$	3,000.00	30-Apr-12	Brent Pizzey	1 - Good	Year of construction unknown. Ground is sloped to building & needs to be re graded.		3 - Significant	drainage from building foundation.	\$
PE	Roof Construction																		
															Built-up roof system 1/2" sheathing				
		ROOF CONSTRUCTION	B1020		ft2	640	\$ 11.8	6 1955	2012	100 \$	11,500.00	30-Apr-12	Brent Pizzey	2 - Fair	2x10 fir joists	3 - Possible	2 - Minor		
	Exterior Walls														Brick Veneer - Has some Graffiti that requires				
				Clay brick wall system consisting of [Brick veneer cavity wall with [block] [stud]											removal Air space				
				backup. [Single] [Solid double] wythe											1x6 ship lap				
		Clay Brick Masonry Wall System Joint Sealers	B2012-B B2015-A	masonry.] [Reinforced brick masonry.]	ft2 Ln.ft.	780 20		2 1955 0 1955	2012 2012			30-Apr-12 30-Apr-12	Brent Pizzey Brent Pizzey	1 - Good 3 - Replacement	2x4 wood studs @ 16" o.c. Masonry joint caulking - needs to be repaired.	1 - Rare 5 - Imminent	3 - Significant 2 - Minor	Remove graffiti Repair caulking	\$
				Exposed under surface of overhead building elements such as roof eaves,								·	,	·	Painted plaster over wire mesh - Some cracks				
				projecting or overhanging floors, exposed											that need further investigation, patching and			Inspect and repair cracks, re-	
	Exterior Windows	Exterior Soffits	B2018	floor surfaces.	ft2	300	\$ 7.0	0 1955	2012	50 \$	3,000.00	30-Apr-12	Brent Pizzey	2 - Fair	painting.	5 - Imminent	2 - Minor	paint soffit	\$
				Window type: [Fixed.] [Operable.]											Single glaze wired glass set in fixed wood frame				
				[Individual units set in wall construction.]											3 sections have cracks and require replacement,			Replace cracked glass, repaint	
	Exterior Doors	Windows - Wood	B2023	[Bay] [Bow] window units.	ft2	50	\$ 135.0	0 1955	2012	35 \$	10,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	paint on frames is worn.	4 - Likely	2 - Minor	wood frames.	\$
				Standard steel doors: flush, hollow core,															
				insulated, thermally broken. Construction															
				in accordance with SDFMA Recommended Selection and Usage											Steel-clad exterior doors painted finish set in painted steel frames. Paint is worn out. The				
		Exterior Doors and Frames - Steel	B2032-A		Ea.	3	\$ 1,800.0	0 1955	2012	40 \$	8,000.00	30-Apr-12	Brent Pizzey	1 - Good	approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor	Re-paint exterior doors.	\$
	Roof Coverings	Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	640	\$ 8.5	9 1955	2012	25 \$	8,000.00	30-Apr-12	Brent Pizzey	2 - Fair	RMIS 2007 - BUR Roof - 10-15 yrs old.	3 - Possible	3 - Significant		
				Sheet metal and flexible membrane flashings to protect joints, terminations,															
		Flashings, Trim and Fascia	B3015	changes in plane.	Ln.ft.	104	\$ 3.9	9 1955	2012	40 \$	500.00	30-Apr-12	Brent Pizzey	1 - Good	Pre-finished metal flashing	2 - Unlikely	2 - Minor		
	Roof Openings			Glazed roof opening for illumination of															
S		Skylights	B3021	interior.	Ea.	2	\$ 3,500.0	0 1955	2012	25 \$	10,500.00	30-Apr-12	Brent Pizzey	1 - Good	Acrylic set in aluminum frame.	2 - Unlikely	2 - Minor		
	Fittings																	Dealers described and this	
				Built-in closets suitable to project											Painted metal toilet partitions - Damaged female			Replace damaged toilet partition door, estimated cost of	1
	Wall Finishes	Fabricated Compartments (Toilets and Showers)	C1032	accommodations.	Ea.	5	\$ 1,500.0	0 1955	2012	30 \$	11,500.00	30-Apr-12	Brent Pizzey	2 - Fair	door needs replacing.	5 - Imminent	2 - Minor	replacement is \$300.	\$
	Floor Finishes	Wall Plastering	C3013	Metal lath, plaster, painted finish	ft2	1040	\$ 9.1	2 1955	2012	60 \$	14,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Metal lath, plaster, painted finish	2 - Unlikely	2 - Minor		
		Tile Flooring	C3025-A	6x6 ceramic tile	ft2	340	\$ 14.9	4 1955	2012	50 \$	7,500.00	30-Apr-12	Brent Pizzey	1 - Good	6x6 ceramic tile	1 - Rare	2 - Minor		
	Ceiling Finishes	Painting and Staining for Ceilings	C3038		ft2	340	\$ 1.7	5 1955	2012	10 \$	1.000.00	30-Apr-12	Brent Pizzey	1 - Good	Painting and Staining for Ceilings	2 - Unlikely	1 - Insignificant		
		ggg-		Gypsum plaster systems for interior ceilings. [Acoustical plaster.] [Fireproofing			,				1,000.00				g		g		
		Veneer Plaster	C3038-A	plaster system.]	ft2	340	\$ 6.0	6 1955	2012	40 \$	3,000.00	30-Apr-12	Brent Pizzey	1 - Good	Gypsum plaster systems for interior ceilings.	2 - Unlikely	2 - Minor		
S - PLUME	BING Plumbing Fixtures																		
		Toilets Urinals	D2011 D2012	Toilets for washrooms. Urinals for washrooms.	Ea.	5	\$ 500.0 \$ 1,000.0	0 1955	2012			30-Apr-12 30-Apr-12	Brent Pizzey Brent Pizzey		Floor mount with flush valves Floor mount vitreous china with flush tank.	2 - Unlikely 2 - Unlikely	2 - Minor		
		omas	DZOTZ	Cilitals for washingthis.	Eu.	Ü	Ψ 1,000.0	0 1300	2012	σο ψ	4,000.00	00 / tpi 12	DICHET IZZOY	1 0000	Enamel coated wall mounted cast iron service	2 Offinitory	Z WIIITOI		
															sink complete with supply trim. Wall mounted slop sinks create potential back injury situations.				
															Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is				
		Custodial Sinks	D2014-C	Wall hung mop sink	Ea.	1	\$ 1,000.0	0 1955	2012	35 \$	1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	\$1000.	2 - Unlikely	2 - Minor		
															Tiled vanities (two units) and enamel coated metal sinks (four units) need replacing.				
	Sanitary Waste	Washroom Sinks	D2014-E		Ea.	6	\$ 250.0	0 1955	2012	30 \$	2,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Estimated cost of replacement is \$1500.	5 - Imminent	3 - Significant		
	•	General Floor Drains	D2033		Ea.	2	\$ 3,000.0	0 1955	2012	50 \$	9,000.00	30-Apr-12	Brent Pizzey	1 - Good	General purpose floor drain.	2 - Unlikely	2 - Minor		
	Rain Water Drainage	Rain Water - Pipe And Fittings	D2041	Cast iron, [bell and spigot] [no hub].	Ln.ft.	10	\$ 50.0	0 1955	2012	75 \$	1,000.00	30-Apr-12	Brent Pizzey	1 - Good	4" Cast iron	1 - Rare	2 - Minor		
				Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled															
				flow]. [Cornice, sill or canopy drains.]	_														
- ELECT	RICAL	Roof Drains	D2042	[Parapet or scupper drains.]	Ea.	1	\$ 760.0	0 1955	2012	75 \$	1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Roof drains drained by gravity.	3 - Possible	2 - Minor		
	Electrical Service and D	Distribution		Branch circuit panelboards, including															
		Depart Circuit Depart	DECL	panelboard, breakers, conduit and wire	F-		6 40== -	0 405-	2042		0.500.51	20 4- 42	Descri Di	4 0- 1	C singuis limbator a	4 5	0.01-10		
	Lighting and Branch Wi	Branch Circuit Panelboards ring	D5014	· -	Ea.	1	\$ 1,800.0	υ 1955	2012	30 \$	2,500.00	30-Apr-12	Brent Pizzey	1 - G00d	6 circuit lighting panel.	1 - Rare	3 - Significant		
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	7	\$ 100.0	0 1955	2012	30 ¢	1 000 00	30-Apr-12	Brent Pizzey	1 - Good	Incandescent fixtures with CFL lamps.	1 - Rare	2 - Minor		
		INCIDE INCIDESCENT FIXTURES	D3022-C	Building exterior lighting systems,	La.	,	ψ 100.0	0 1900	2012	30 \$	1,000.00	00-Api=12	DIGIT FIZZEY	i - Good	modificación natures with Or L lattips.	1 - IVale	∠ - WIII IUI		
				including fixtures, lamps, ballasts, emergency lighting units, and															
															0 (
				accessories. Includes lighting control											Surface mounted HID (high intensity discharge)				
	ESSMENT	General Exterior Lighting	D5023	accessories. Includes lighting control equipment, switches, wire, conduit,	Ea.	2	\$ 512.0	0 2000	2012	30 \$	1,500.00	30-Apr-12	Brent Pizzey	1 - Good	fixtures are installed on soffit at the building exit points.	1 - Rare	1 - Insignificant		

Asset Inventory								Value				Conditi	tion			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Asses Da	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
	1														Barrier free fixtures include:				
															-toilet				
															-grab bars				
															-lavatory , barrier free lavatory has exposed non-				
		Barrier Free Washrooms	K4014	Barrier Free Washrooms	Ea.	2	\$ 1,000.00	1955	2012	2	\$ 3,000.0	0 30-Apr-1	12 Brent Pizzey	3 - Replacement	insulated metal P-traps.	5 - Imminent	3 - Significant		\$ 300.00

sset Inventory								Value				Condition				Risk		Maintenance	4
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cos	t Insta		Useful life (years)	Asset Valuation	Assessmen Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Co
UCTURAL	Slab On Grade																		
	Sidd Sil Sidds			Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial]															
				[heavy industrial] service conditions and															
ELOPE		Standard Slab On Grade	A1031	loading.	ft3	355	\$ 5.8	7 1965	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
	Roof Construction																		
		ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.3	2 1965	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls			Non-load-bearing cast-in-place concrete wall															
		Cast In Place Concrete Wall Panels	B2011-A	panels supported on structural frame or by backup construction.	ft3	1320	\$ 30.6	8 1965	2012	100	\$ 60.500.00	30-Apr-12	Brent Pizzey	1 - Good	Cast in place concrete walls with bush hammered fluted finish.	1 - Rare	3 - Significant		
	Exterior Doors	Oust in Flace Confecto Wall Faholo	BEOTTA	backap construction.	ito	1020	Ψ 00.0	0 1000	2012	100	Ψ 00,000.00	00 / pr 12	Dienti izzey	1 0000		1 Itale	o olgrinican		
				Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for											Steel-clad exterior doors painted finish set in painted steel frames. Includes standard trim including latchset, lock, hinges (3), and closer. Paint is worn and wooden transoms are rotted and require replacement. The approximate replacement				
	Roof Coverings	Exterior Doors and Frames - Steel	B2032-A	Commercial Steel Doors.	Ea,	3	\$ 1,800.0	0 1965	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	cost is \$5400.	2 - Unlikely	1 - Insignificant		
	go	Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	710	\$ 8.5	9 1965	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 30 yrs old. Roof has deteriorated, needs replacement. Approximate cost of replacement is \$6100.		3 - Significant		
		3(1		Sheet metal and flexible membrane flashings to protect joints, terminations, changes in							, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			.,			3		
		Flashings, Trim and Fascia	B3015		Ln. ft.	120	\$ 3.9	9 1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair	Should be replaced along with roof covering. Estimated cost of replacement is \$500.	3 - Possible	3 - Significant		
	Roof Openings			Glazed roof opening for illumination of															
ERIORS		Skylights	B3021	interior.	Ea,	2	\$ 3,500.0	0 1965	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00362).	3 - Possible	2 - Minor		
	Partitions																		
	Interior Doors	Fixed Partitions - Gypsum Wallboard	C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.5	7 1965	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wood frame, Plywood & Gypsum wallboard, Rotted wood needs to be replaced, walls require some patching and painting.	3 - Possible	3 - Significant	Replace rotted wood walls and patch gypsum wallboard.	\$ 1,000
	Cittings	Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.0	00 1965	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings			Built-in closets suitable to project											Pre-finished metal toilet partitions, some rust and				
	Wall Finishes	Fabricated Compartments (Toilets and Showers)	C1032	accommodations.	Ea,	7	\$ 1,500.0	0 1965	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	corrosion.	3 - Possible	2 - Minor		
	Trail I miorico	-													Paint needs to be redone. Approximate cost to				
	Floor Finishes	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.2	5 2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	repaint is \$2250.	5 - Imminent	2 - Minor		
	Ceiling Finishes	Tile Flooring	C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.9	4 1965	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	1"x2" ceramic tile, has passed its life cycle and requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Centing I mismes														Loose and peeling paint. The approximate cost to				
VICES - PLUMI	BING	Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.7	9 1965	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	repaint is \$1300.	5 - Imminent	2 - Minor		
	Plumbing Fixtures	Toilets	D2011	Toilets for washrooms.	Ea,	7	\$ 500.0	0 1005	2012	25	¢ = =00.00	20 Apr 12	Brent Pizzey	0 F-i-	Wall how a with floor water	0 D!bl-	O Cincificant		
		Urinals	D2011	Urinals for washrooms.	Ea,	3	\$ 1,000.0						Brent Pizzey		Wall hung with flush valve. Floor mount vitreous china		3 - Significant 3 - Significant		
		Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.0	0 1965	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.		2 - Minor		
															Tiled vanities and enameled sinks need replacing.				
	Sanitary Waste	Washroom Sinks	D2014-E		Ea,	5	\$ 250.0	0 1965	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Estimated cost of replacement is \$4000.	5 - Imminent	3 - Significant		
	,	General Floor Drains	D2033	Standard Cast Iron	Ea,	5	\$ 3,000.0	0 1965	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard cast iron Amtrol Pressurizer water pressure booster system,	2 - Unlikely	3 - Significant		
		Specialties - Tanks	D2021-D	Water Pressure Booster System	Ea,	1	\$ 1,500.0	0 2010?	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	1 - Good	M/N: RP-15HP.	1 - Rare	2 - Minor		
	Rain Water Drainage	Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.0	0 1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Roof Drain. The approximate replacement cost is \$760.	5 - Imminent	3 - Significant		
	Other Plumbing System											1					J		
		Other Plumbing Systems	D2059	Special piping requirements not described above e.g. sump pumps. Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil	Ea,	1	\$ 10,000.0	0 1965	2012	20	\$ 15,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Packaged lift station below, sewage pump requires repair.	3 - Possible	4 - Major	Repair sewage pump.	\$ 1,000
		Terminal Units	D3051	cabinet unit heaters] [Fin tube radiation] [Convectors].	Ea,	1	\$ 250.0	0 1065	2012	40	¢ 500.00	30-Apr 12	Brent Pizzey	1 - Good	Electric baseboard heater.	1 - Rare	2 - Minor		
RVICES - MECH		reminal onits	D3051	[Convectors].	Ea,	ı	\$ 250.0	0 1965	2012	40	\$ 500.00	30-Apr-12	Dieni Pizzey	1 - G000	Electric baseboard fleater.	i - Kale	Z - IVIIIIOI		
	Distribution Systems														Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle				
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.0	0 1965	2012	30	\$ 1.000.00	30-Apr-12	Brent Pizzey	1 - Good	and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		

Asset Inventory								Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Co	st Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
	Electrical Service and Dist	tribution							1	1					1				
	В	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.	00 1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	12 circuit panel 100A Main Breaker.	1 - Rare	3 - Significant		
ı	Lighting and Branch Wirin	ng																	
	В	Branch Wiring	D5021	Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles, switches, trim and fittings.	ft2	710	\$ 10.	00 1965	2012	60	\$ 10.500.00	30-Apr-12	Brent Pizzey	2 - Fair	Install weatherproof box cover on abandoned exterior light fixture.	3 - Possible	2 - Minor	Replace missing junction box cover.	\$ 100.00
		nterior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.		15		00 1965	2012				Brent Pizzey		Surface mount incandescent fixtures with CFL bulbs.		2 - Minor		\$ 300.00
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit,											Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points. The Approximate replacement cost of exterior lighting is				
		Seneral Exterior Lighting	D5023	hookup.	Ea,	2	\$ 512.	00 1965	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	\$1600.	2 - Unlikely	2 - Minor		
FUNCTIONAL ASSE																			
	Code Issues														Missing grab bars from men's stall. Barrier free				
		Barrier Free Washrooms	K4014	Grab Bars	Ea,		\$ 79.	00 1965	2012		. 500.00	00.4.40	D 48:	3 - Replacement	lavatory has exposed non-insulated metal P-traps. Replace missing grab bars. The approximate replacement cost is \$100.	5 - Imminent	2 - Minor		

Asset Inventory					_		Value	_	, .		Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	n Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair Co
IRUCTURAL	Slab On Grade			Slab on grade supported by compacted fill, suitable for														
		Standard Slab On Grade	A1031	[non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87 1965	2012	100	\$ 3,000.00	30-Anr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
NVELOPE	Doof Construction	Standard Stab On Grade	Alosi	conditions and loading.	110	555	\$ 3.67 1903	2012	100	φ 3,000.00	30-Api-12	Dient i izzey	1 - 000d	Cast in place concrete slab on grade.	1 - Itale	5 - Olgrinicarit		
	Roof Construction																	
	Exterior Walls	ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32 1965	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
				Non-load-bearing cast-in-place concrete wall panels										Cast in place concrete walls with bush hammered				
	Exterior Doors	Cast In Place Concrete Wall Panels	B2011-A	supported on structural frame or by backup construction	. ft3	1320	\$ 30.68 1965	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey	1 - Good	fluted finish.	1 - Rare	3 - Significant		
				Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with										Steel-clad exterior doors painted finish set in				
		Exterior Doors and Frames - Steel	B2032-A	SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	¢ 4 900 00 4005	2012	40	£ 0,000,00	20 Apr 12	Dront Dizzou	1 Cood	painted steel frames. The approximate	2 Unlikely	1 Incignificant		
	Roof Coverings	Exterior Doors and Frames - Steel	D2032-A	Guidelines for Commercial Steel Doors.	∟ca,	3	\$ 1,800.00 1965	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - G000	replacement cost is \$5400.		1 - Insignificant		
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	710	\$ 8.59 1965	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 25yrs old and in very poor condition. \$6100 to replace.		3 - Significant		
				Sheet metal and flexible membrane flashings to protect										Should be replaced along with roof covering. Replace flashing. Approximate cost of				
	Roof Openings	Flashings, Trim and Fascia	B3015	joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99 1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair	replacement is \$500.	3 - Possible	3 - Significant		
		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500,00 1965	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00412).	3 - Possible	2 - Minor		
NTERIORS	Partitions	Chyngino	150021	Cazea too. opening to manimation of money.	- Lu,	_	ψ 0,000.00 1000	2012	20	ψ 10,000.00	100 / tp: 12	Bronk i izzoy	2 1 00	Time of diameter openings (ede triatais: ed triz).	1 0001010	E MINIO		
	Partitions			Gypsum Wallboard / Stud Framing Partition System:										Wood frame, Plywood & Gypsum wallboard,				
				Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound										Rotted wood needs to be replaced, walls require some patching and painting. Approximate cost of				
	Interior Doors	Fixed Partitions - Gypsum Wallboard	C1011-C	finish.	ft2	640	\$ 1.57 1965	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	replacement is \$1000.	3 - Possible	3 - Significant		
				Standard steel doors: flush, hollow core. Construction in										Steel-clad exterior doors painted finish set in				
		Interior Doors and Frames - Steel	C1021-A	accordance with CSDFMA Recommended Selection		2	\$ 1,694.00 1965	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings	interior boors and Frames - Steel	01021-A	and usage Guidelines for Commercial Steel 2007s.	La,	2	ų 1,034.00 1303	2012	40	Ψ 3,000.00	30-Api-12	Dient i izzey	1 - 000d		Z - Offlikely	Z - IVIIIIOI		
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00 1965	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Pre-finished Metal toilet partitions, some rust and corrosion.	3 - Possible	2 - Minor		
	Wall Finishes													Walls need to be repainted. The approximate				
	Floor Finishes	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25 2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	replacement cost is \$2250.	5 - Imminent	2 - Minor		
														1"x2" ceramic tile, has pasted its life cycle and requires replacement. The approximate				
		Tile Flooring	C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.94 1965	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzev	3 - Replacement	replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Ceiling Finishes	o , loosing	0002071	, AE Columb tilo	1.02	7.10	11.01 1000	20.2		Ψ 10,000.00	00 / p i 12	DIOIRT IZZOY	о тторкаостноги	Loose and peeling paint. The approximate cost to		o oigimount		
		B	00000		40		4 70 4005	2010	4.0		20.4.40	D D'	0.0	repaint is \$1300.		0. 14		
SERVICES - PLUM		Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.79 1965	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement		5 - Imminent	2 - Minor		
	Plumbing Fixtures	Toilets	D2011	Toilets for washrooms.	Ea,	7	\$ 500.00 1965	2012		\$ 5,500.00		Brent Pizzey		Wall hung with flush valve.		3 - Significant		
		Urinals	D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00 1965	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Floor mount vitreous china	3 - Possible	3 - Significant		
														Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted				
														slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted				
		Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.00 1965	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	unit. The approximate replacement cost is \$1000	. 4 - Likely	2 - Minor		
														Tiled vanities and enameled sinks need replacing Replace sinks and vanities. Approximate cost of				
	Sanitary Waste	Washroom Sinks	D2014-E				\$ 250.00 1965	2012		\$ 2,000.00	· · ·		3 - Replacement	replacement is \$1250.		3 - Significant		
	Rain Water Drainage	General Floor Drains	D2033	Standard Cast Iron	Ea,	5	\$ 3,000.00 1965	2012		\$ 22,500.00		Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
		Rain Water - Pipe And Fittings	D2041	Cast iron, [bell and spigot] [no hub]. Roof Drain Type: [Standard] [Insert] [Inverted roof	Ln. ft.	15	\$ 50.00 1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Cast Iron	3 - Possible	3 - Significant		
		Roof Drains	D2042	system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.00 1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Roof Drain	2 - Unlikely	2 - Minor		
SERVICES - MECI		No. Braine	DE0 12	aramon [[arapet or obapper aramon]	24,		¥ 700.00 1000	20.2		4 1,000.00	00 / tp: 12	Bronk'i IEEGy	, 0000	, red. Brain	2 Grantory			
	Distribution Systems													Exhaust fan is installed in the Caretaker Space, it				
														is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's				
				Roof, exterior walls, washroom, special purpose rooms										forecasted life cycle and may be energy inefficient. The approximate replacement cost is				
		Fans: Exhaust	D3045-A	etc. Terminal heat transfer units for heating and cooling:	Ea,	1	\$ 500.00 1965	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	\$1000.	2 - Unlikely	2 - Minor	Replace Exhaust fan.	\$ 1,000.0
		Terminal Units	D3051	[Electric baseboards] [Fan coil cabinet unit heaters] [Fin	Ea,	1	\$ 250.00 1965	2012	40	\$ 500.00	30-Anr-12	Brent Pizzey	1 - Good	Electric baseboard heater.	1 - Rare	2 - Minor		
SERVICES - ELEC	CTRICAL Electrical Service and I		D0001	radiation j [Oditabilia].	_ Lu,		¥ 200.00 1800	2012	40	500.00	- ου Αφι-12	DIGIT I IZZEY	. 5500	2.55th bassboard fieater.	, i itale	± WILLO		البيان
	Electrical Service and I		DEST	Branch circuit panelboards, including panelboard,	F-		£ 4.000.00	0045		A 0.505.5	00 4- 10	D D'	4 0- 1	404	4 5	0. 14:		
	Lighting and Branch W	Branch Circuit Panelboards /iring	D5014	breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00 1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	40A service, 12 circuit 120/240V panel.	1 - Rare	2 - Minor		
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea,	15	\$ 100.00 1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Surface mount incandescent fixtures with CFL bulbs.	2 - Unlikely	2 - Minor		
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and										Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points.				
		General Exterior Lighting	D5023	accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	2	\$ 512.00 1965	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	The Approximate replacement cost of exterior	2 - Unlikely	2 - Minor		
		Contrar Exterior Eighting	D0020	ornones, wire, conduit, nookup.	_u,									q.,q 10 @ 1000.	- CHINCIY			

Asset Inventory								Value				Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cos	Install Date	Year of Valuation	Useful life (years)		Assessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
"		Barrier Free Washrooms	K4014	Grab Bars	Ea,	2	\$ 79.0	0 1965	2012		\$ 500.00	30-Apr-12		Missing grab bars from men's stall. Barrier free lavatory has exposed non-insulated metal P-traps Replace missing grab bars. The approximate replacement cost is \$100.	5 - Imminent	2 - Minor		

set Inventory							Value			Cond	ition			Risk		Maintenance	
sset Category		Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost Instal		Useful life (years)		essment Inspected I	By Overall Condition	n Comments	Frequency o	Consequence of failure	Recommended Maintenanc	e R
UCTURAL							Date	Valuation	(years)	Valuation	Date			lanure	lallule		I I N
	Slab On Grade			Slab on grade supported by compacted fill, suitable													
		Standard Slab On Grade	A1031	for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87 1965	2012	100 ¢	3,000.00 30-Ap	12 Propt Dizzo	1 Good	6" Cost in place congrete clab on grade	1 Poro	3 - Significant		
ELOPE		Standard Slab On Grade	A1031	service conditions and loading.	пз	355	\$ 5.87 1965	2012	100 \$	3,000.00 30-Ap	-12 Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
	Roof Construction	ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32 1965	2012	100 \$	4,000.00 30-Ap	-12 Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls		B1020		ito	000	Ψ 7.02 1000	2012	100 ψ	4,000.00 00 71	DIGITALIZZO)	1 0000	o dast in place controle	1 Itale	o Gatastropino		
				Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup													
		Cast In Place Concrete Wall Panels	B2011-A	construction.	ft3	1320	\$ 30.68 1965	2012	100 \$	60,500.00 30-Ap	-12 Brent Pizzey	1 - Good	Patching required at ground level on SW corner.	1 - Rare	3 - Significant		
	Exterior Doors																
				Standard steel doors: flush, hollow core, insulated,									Steel-clad exterior doors painted finish set in				
				thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage									painted steel frames. The approximate				
	Roof Coverings	Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00 1965	2012	40 \$	8,000.00 30-Ap	-12 Brent Pizzey	1 - Good	replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
	Roof Coverings												RMIS 2007 - BUR Roofing approx. 30 yrs old.				
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	710	\$ 8.59 1965	2012	25 \$	9,000.00 30-Ap	-12 Brent Pizzev	3 - Replacement	Roof has deteriorated, needs replacement. Approximate cost of replacement is \$6100.	5 - Imminent	3 - Significant		
				Sheet metal and flexible membrane flashings to													
	Roof Openings	Flashings, Trim and Fascia	B3015	protect joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99 1965	2012	40 \$	500.00 30-Ap	-12 Brent Pizzey	2 - Fair	Should be replaced along with roof covering.	3 - Possible	3 - Significant		
	rtoo. oponiingo				_	_											
IORS		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00 1965	2012	25 \$	10,500.00 30-Ap	-12 Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00362).	3 - Possible	∠ - Minor		
	Partitions			Gypsum Wallboard / Stud Framing Partition System:													
				Gypsum wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood]													
		Fixed Partitions - Gypsum Wallboard	C1011-C	[metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57 1965	2012	75 ¢	1,500.00 30-Ap	-12 Brent Pizzey	2 - Fair	Wood frame, metal lath & plaster. Plaster walls, require some patching and painting	3 - Possible	3 - Significant		
	Interior Doors	Fixed Fatilions - Gypsum Waliboard	Clott-C			040	φ 1.57 1905	2012	75 \$	1,500:00 30-Ap	-12 Bient Fizze	2 - Fall	require some patering and painting	3 - FUSSIBIE	3 - Significant		
				Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended	n								Steel-clad exterior doors painted finish set in				
				Selection and Usage Guidelines for Commercial Stee									painted steel frames. The approximate				
	Fittings	Interior Doors and Frames - Steel	C1021-A	Doors.	Ea,	2	\$ 1,694.00 1965	2012	40 \$	5,000.00 30-Ap	-12 Brent Pizzey	1 - Good	replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	90				_	L							Pre-finished Metal toilet partitions, some rust and				
	Wall Finishes	Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00 1965	2012	30 \$	16,000.00 30-Ap	-12 Brent Pizzey	2 - Fair	corrosion.	3 - Possible	2 - Minor		
		D	00040		4.0	4000	4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2010	40.0	0.500.00.00.4	10 0 10		Paint needs to be redone. The approximate cost of				
	Floor Finishes	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25 2002	2012	10 \$	3,500.00 30-Ap	-12 Brent Pizzey	3 - Replacement	repainting is \$2300.	5 - Imminent	2 - Minor		
													1"x2" ceramic tile, has pasted its life cycle and				
		Tile Flooring	C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.94 1965	2012	50 \$	16,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Ceiling Finishes												Loose and peeling paint. The approximate cost of				
		Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.79 1965	2012	10 \$	2,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement		5 - Imminent	2 - Minor		
ES - PLUM	MBING Plumbing Fixtures																
	3	Toilets	D2011	Toilets for washrooms.	Ea,	7	\$ 500.00 1965	2012		5,500.00 30-Ap					3 - Significant		
		Urinals	D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00 1965	2012	35 \$	4,500.00 30-Ap	-12 Brent Pizzey	2 - Fair	Floor mount vitreous china	3 - Possible	3 - Significant		
													Enamel coated wall mounted cast iron service sink				
													complete with supply trim. Wall mounted slop sinks create potential back injury situations.				
		Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.00 1965	2012	35 €	1,500.00 30-Ap	-12 Brent Pizze	3 - Replacement	Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
													Tiled vanities and enameled sinks need replacing.				
		Washroom Sinks	D2014-E		Ea,	5	\$ 250.00 1965	2012	30 \$	2,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Cost of replacement is \$1250.	5 - Imminent	3 - Significant		
				Drinking fountain: [Wall mounted, [non-recessed]													
				[semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china]													
					Ea,	1	\$ 1,000.00 2005?	2012	35 \$	1,500.00 30-Ap	-12 Brent Pizzey	1 - Good	Stainless steel fixture, installation year unknown.	2 - Unlikely	2 - Minor		
		General Drinking Fountains and Water Coolers	D2018	[stainless steel] [enameled cast iron] [fiberglass].													
	Sanitary Waste	General Drinking Fountains and Water Coolers General Floor Drains	D2018	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron	Ea,	5	\$ 3,000.00 1965	2012	50 \$	22,500.00 30-Ap	-12 Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
	Sanitary Waste Rain Water Drainage			[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron	Ea,	5	\$ 3,000.00 1965	2012	50 \$	22,500.00 30-Ap	-12 Brent Pizzey	1 - Good		2 - Unlikely	3 - Significant		
				[stainless steel] [enameled cast iron] [fiberglass].	Ea,	5	\$ 3,000.00 1965	2012	50 \$	22,500.00 30-Ap	-12 Brent Pizzey	1 - Good	Standard cast iron Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is	2 - Unlikely	3 - Significant		
	Rain Water Drainage	General Floor Drains Roof Drains		[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof	Ea,	1	\$ 3,000.00 1965 \$ 760.00 1965	2012		22,500.00 30-Ap		1 - Good 3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is		3 - Significant 3 - Significant		
		General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or	Ea,	1	\$ 760.00 1965	2012	75 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760.	5 - Imminent	3 - Significant		
S-MFC	Rain Water Drainage Other Plumbing System	General Floor Drains Roof Drains	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.]	Ea,	1		2012	75 \$		-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760.		3 - Significant		
S - MECH	Rain Water Drainage Other Plumbing System	General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g.	Ea,	1	\$ 760.00 1965	2012	75 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760.	5 - Imminent	3 - Significant		
S - MECH	Rain Water Drainage Other Plumbing Systen	General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g.	Ea,	1	\$ 760.00 1965	2012	75 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below	5 - Imminent 3 - Possible	3 - Significant		
ES - MECH	Rain Water Drainage Other Plumbing Systen	General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g.	Ea,	1	\$ 760.00 1965	2012	75 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust	5 - Imminent 3 - Possible	3 - Significant		
S - MECH	Rain Water Drainage Other Plumbing Systen	General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps.	Ea,	1	\$ 760.00 1965	2012	75 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life	5 - Imminent 3 - Possible	3 - Significant		
	Rain Water Drainage Other Plumbing Systen HANICAL Distribution Systems	General Floor Drains Roof Drains ms	D2033	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g.	Ea,	1 1	\$ 760.00 1965	2012	75 \$ 20 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The	5 - Imminent 3 - Possible	3 - Significant 4 - Major		
	Rain Water Drainage Other Plumbing Systen HANICAL Distribution Systems	General Floor Drains Roof Drains ms Other Plumbing Systems Fans: Exhaust	D2033 D2042 D2059	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose	Ea, Ea,	1 1	\$ 760.00 1965 \$ 640.00 1965	2012	75 \$ 20 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement 2 - Fair	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The	5 - Imminent 3 - Possible	3 - Significant 4 - Major		
	Rain Water Drainage Other Plumbing System HANICAL Distribution Systems	General Floor Drains Roof Drains ms Other Plumbing Systems Fans: Exhaust	D2033 D2042 D2059	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc.	Ea, Ea,	1 1	\$ 760.00 1965 \$ 640.00 1965	2012	75 \$ 20 \$	1,000.00 30-Ap	-12 Brent Pizzey	3 - Replacement 2 - Fair	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The	5 - Imminent 3 - Possible	3 - Significant 4 - Major		
	Rain Water Drainage Other Plumbing System HANICAL Distribution Systems	General Floor Drains Roof Drains ms Other Plumbing Systems Fans: Exhaust	D2033 D2042 D2059	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc.	Ea, Ea,	1 1	\$ 760.00 1965 \$ 640.00 1965	2012	75 \$ 20 \$ 30 \$	1,000.00 30-Ap	-12 Brent Pizzey -12 Brent Pizzey -12 Brent Pizzey	3 - Replacement 2 - Fair 1 - Good	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The	5 - Imminent 3 - Possible	3 - Significant 4 - Major		
	Rain Water Drainage Other Plumbing System HANICAL Distribution Systems	General Floor Drains Roof Drains MS Other Plumbing Systems Fans: Exhaust Distribution ELECTRICAL SERVICE AND DISTRIBUTION	D2033 D2042 D2059 D3045-A	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc. Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels. Branch circuit panelboards, including panelboard,	Ea, Ea, Ea,	1 1 1	\$ 760.00 1965 \$ 640.00 1965 \$ 500.00 1965 \$ 13,399.99 1965	2012 2012 2012	75 \$ 20 \$ 30 \$	1,000.00 30-Ap 1,000.00 30-Ap 1,000.00 30-Ap	-12 Brent Pizzey -12 Brent Pizzey -12 Brent Pizzey	3 - Replacement 2 - Fair 1 - Good	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	5 - Imminent 3 - Possible 2 - Unlikely	3 - Significant 4 - Major 2 - Minor 3 - Significant		
	Rain Water Drainage Other Plumbing System HANICAL Distribution Systems	Roof Drains Roof Drains MS Other Plumbing Systems Fans: Exhaust Distribution ELECTRICAL SERVICE AND DISTRIBUTION Branch Circuit Panelboards	D2033 D2042 D2059 D3045-A	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc. Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels. Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1 1 1 1 1	\$ 760.00 1965 \$ 640.00 1965 \$ 500.00 1965	2012 2012 2012	75 \$ 20 \$ 30 \$	1,000.00 30-Ap	-12 Brent Pizzey -12 Brent Pizzey -12 Brent Pizzey	3 - Replacement 2 - Fair 1 - Good	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	5 - Imminent 3 - Possible 2 - Unlikely	3 - Significant 4 - Major 2 - Minor		
ES - MECH	Rain Water Drainage Other Plumbing System CHANICAL Distribution Systems CTRICAL Electrical Service and I	Roof Drains Roof Drains MS Other Plumbing Systems Fans: Exhaust Distribution ELECTRICAL SERVICE AND DISTRIBUTION Branch Circuit Panelboards	D2033 D2042 D2059 D3045-A	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc. Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels. Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea, Ea, Ea, Ea,	1 1 1 1 1	\$ 760.00 1965 \$ 640.00 1965 \$ 500.00 1965 \$ 13,399.99 1965	2012 2012 2012	75 \$ 20 \$ 30 \$	1,000.00 30-Ap 1,000.00 30-Ap 1,000.00 30-Ap	-12 Brent Pizzey -12 Brent Pizzey -12 Brent Pizzey	3 - Replacement 2 - Fair 1 - Good	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	5 - Imminent 3 - Possible 2 - Unlikely 1 - Rare 1 - Rare	3 - Significant 4 - Major 2 - Minor 3 - Significant		
	Rain Water Drainage Other Plumbing System CHANICAL Distribution Systems CTRICAL Electrical Service and I	Roof Drains Roof Drains MS Other Plumbing Systems Fans: Exhaust Distribution ELECTRICAL SERVICE AND DISTRIBUTION Branch Circuit Panelboards	D2033 D2042 D2059 D3045-A	[stainless steel] [enameled cast iron] [fiberglass]. Standard Cast Iron Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.] Special piping requirements not described above e.g sump pumps. Roof, exterior walls, washroom, special purpose rooms etc. Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels. Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea, Ea, Ea, Ea,	1 1 1 1 1 710	\$ 760.00 1965 \$ 640.00 1965 \$ 500.00 1965 \$ 13,399.99 1965	2012 2012 2012	75 \$ 20 \$ 30 \$ 30 \$	1,000.00 30-Ap 1,000.00 30-Ap 1,000.00 30-Ap	Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey Brent Pizzey	3 - Replacement 2 - Fair 1 - Good 1 - Good 1 - Good	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760. Packaged lift station below Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000. 100A service 20 circuit panel 100A Main Breaker Replace missing junction box cover, estimated cost	5 - Imminent 3 - Possible 2 - Unlikely 1 - Rare 1 - Rare	3 - Significant 4 - Major 2 - Minor 3 - Significant 2 - Minor	Replace cracked or missing	

Asset Inventory							Va	alue				Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost		ear of aluation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
				Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment,										Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points. The Approximate replacement cost of exterior lighting is	3			
		General Exterior Lighting	D5023	switches, wire, conduit, hookup.	Ea,	2	\$ 512.00 19	965 2012	2	30	\$ 1,500.00	30-Apr-12	Brent Pizzey 1 - Good	\$1600.	2 - Unlikely	2 - Minor		
FUNCTIONAL ASS	SESSMENT																	
	Code Issues																	
		Barrier Free Washrooms	K4014	Grab Bars	Ea,	2	\$ 79.00 19	965 2012	2	25	\$ 500.00	30-Apr-12	Brent Pizzey 3 - Replacement	Grab bars are missing from the men's stall. Replace missing grab bars. The approximate replacement cost is \$200.	5 - Imminent	2 - Minor		

Asset Inventory				_				Value				Condition			_	Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date			Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency o	of Consequence o	Recommended Maintenance	Asset Repair Cost
RUCTURAL								Dute	Valuation	(years)	Valuation	Dute				Tantare	Tunare		repair 665
				Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service	è														
		Standard Slab On Grade	A1031	conditions and loading. Floor surface connecting two levels with stepped	ft2	6840	\$ 5.8	7 1974	2012	100	\$ 60,000.00	01-May-12	Brent Pizzey	1 - Good	Base Slab - Concrete slab on grade.	1 - Rare	3 - Significant		
NVELOPE		Exterior Stairs and Handrails	B1017	surface.	Ln.ft.	100	\$ 55.5	1 1974	2012	40	\$ 8,500.00	01-May-12	Brent Pizzey	1 - Good	Painted steel hand railing.	1 - Rare	3 - Significant		
AVELOI E	Roof Construction	ROOF CONSTRUCTION	D4000	Pre-cast concrete roof structure	60	6760	\$ 7.33	0 4074	2012	100	£ 74.000.00	04 May 42	Droot Dizzou	1 Cood	Dra cost conserve reef consis	1 Dave	4 Major		
			B1020		ft2			2 1974			\$ 74,000.00		Brent Pizzey		Pre-cast concrete roof panels, cladded with cedar	1 - Rare	4 - Major		
		Canopies	B1023	Canopies, awnings, walkway covers, exterior galleries. Load bearing interior walls, columns and beams		416	\$ 12.00	0 1974	2012	100	\$ 7,500.00	01-May-12	Brent Pizzey	1 - Good	bottom surface.	1 - Rare	3 - Significant		
	Exterior Walls	Interior Structure Supporting Roof	B1024	supporting roof framing.	ft2	1640	\$ 10.13	2 1974	2012	100	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good	CMU loadbearing walls	1 - Rare	4 - Major		
	zacilei maile			Non-load-bearing cast-in-place concrete wall panels											12" Thick Cast-in-place concrete walls with				
				supported on structural frame or by backup											exposed aggregate finish where above ground.			Repair cracks, chips, and spalled	
	Exterior Doors	Cast In Place Concrete Wall Panels	B2011-A		ft2	6030	\$ 30.6	8 1974	2012	100	\$ 277,500.00	01-May-12	Brent Pizzey	2 - Fair	Some cracking, chips and spalling requires repair.		4 - Major	areas.	\$ 4,000.00
				Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with											Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames.				
		Exterior Doors and Frames - Steel	B2032-A	SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	7	\$ 1,800.0	0 1974	2012	40	\$ 19,000.00	01-May-12	Brent Pizzey	1 - Good	Exterior steel doors have worn finishes. The	1 - Rare	2 - Minor		
	Roof Coverings	Extensi boots and Frames Steel	D2002 /	Calabilities for Commercial Global Books.	Lu.	,	ψ 1,000.0	0 1074	2012	70	Ψ 10,000.00	or may 12	DIGIT 1 1220y	1 0000		1 Raic	Z WIIIO		
															Membrane roof - buried, green roof type system. Some of the membrane is exposed and damaged,			Repair damaged membrane, and	
NTERIORS		General Membrane Roofing and Waterproofing	B3011		ft2	6760	\$ 3.0	0 1974	2012	25	\$ 30,500.00	01-May-12	Brent Pizzey	2 - Fair	requiring repair.	5 - Imminent	3 - Significant	build up soil to provide protection	. \$ 2,500.00
	Partitions	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	2560	\$ 15.1	1 1974	2012	100	\$ 58,000.00	01-May-12	Brent Pizzey	1 - Good	Concrete block partitions.	1 - Rare	2 - Minor		
	Interior Doors	Tixed Farmons - Concrete block	OIOII-A	Contracte block partitions.	ILE	2300	ψ 10.1	1 1374	2012	100	Ψ 30,000.00	01-Way-12	Dient i izzey	1 - 0000	Concrete block partitions.	1 - Itale	Z - WIIIOI		
				Standard steel doors: flush, hollow core. Construction in	n														
		Interior Doors and Frames - Steel	C1021-A	accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	8	\$ 1,694.0	0 1974	2012	40	\$ 20,500.00	01-May-12	Brent Pizzey	1 - Good	Hollow steel interior doors with a painted finish set in painted metal frames.	1 - Rare	2 - Minor		
	Fittings											, ,							
		Fabricated Compartments (Toilets and Showers)	C1032		Ea.	11	\$ 1,500.0	0 1974	2012	30	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good		1 - Rare	1 - Insignificant		
		Lockers	C1037	Locker system: [wardrobe] [athletic] [tenant storage] type lockers.	Ea.	80	\$ 430.0	0 1974	2012		\$ 51,500.00	01-May-12	Brent Pizzey	1 - Good		1 - Rare	1 - Insignificant		
		Other Interior Fittings	C1039	Includes interior fittings required for project.	Ea.	30	\$ 200.0	0 1974	2012		\$ 9,000.00	01-May-12	Brent Pizzey	1 - Good	Benches - Painted wood seat supported by cast-in- place tubular steel legs	1 - Rare	1 - Insignificant		
	Wall Finishes			J							, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,			Painted CMU walls, stained cedar strip wall		J		
		Painting, Sealing and Staining - Walls	C3016		ft2	6570	\$ 1.2	5 1974	2012	10	\$ 12,500.00	01-May-12	Brent Pizzey	1 - Good	panelling	1 - Rare	1 - Insignificant		
				Wall tile over [gypsum wallboard] [cementitious backerboard at wet areas] [concrete and concrete unit											2x2 Ceramic wall tile, located in washrooms and				
		Tile Wall Finish	C3014	masonry].	ft2	1800	\$ 7.1	12 1974	2012	40	\$ 19,000.00	01-May-12	Brent Pizzey	1 - Good	showers.	1 - Rare	2 - Minor		
	Floor Finishes	Wood Panelling	C3017-B		ft2	500	\$ 5.0	0 1974	2012	30	\$ 4,000.00	01-May-12	Brent Pizzey	1 - Good	Cedar strip wall panelling	1 - Rare	1 - Insignificant		
	1 Ioor 1 Inisites		00005.4		400	500			2010	40	A 40.000.00		5 (5)		2x2 Ceramic floor tile, located in washrooms and	. 5			
	Ceiling Finishes	Tile Flooring	C3025-A		ft2	590	\$ 14.9	4 1974	2012	40	\$ 13,000.00	01-May-12	Brent Pizzey	1 - Good	showers.	1 - Rare	2 - Minor		
		Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	Ea.	1150	\$ 5.4	4 1974	2012	100	\$ 9,500.00	01-May-12	Brent Pizzey	1 - Good	Stained cedar strip ceiling	2 - Unlikely	2 - Minor		
SERVICES - PLUM	ARING.	Painting and Staining for Ceilings	C3038		Ea.	4150	\$ 1.79	9 1974	2012	10	\$ 11,000.00	01-May-12	Brent Pizzey	1 - Good	Painted precast concrete roof structure.	1 - Rare	2 - Minor		
SERVICES - FLOR	Plumbing Fixtures																		
		Toilets	D2011	Toilets for washrooms.	Ea.	5	\$ 500.0	0 1974	2012	35	\$ 4,000.00	01-May-12	Brent Pizzey	2 - Fair	Wall hung commercial grade toilets with flush valves, one is out of service and requires repair.	3 - Possible	2 - Minor	Repair/replace faulty toilet.	\$ 500.00
		Urinals	D2012	Urinals for washrooms.	Ea.	3	\$ 1,000.0	0 1974	2012	35	\$ 4.500.00	01-May-12	Brent Pizzey	1 - Good	Wall hung vitreous china commercial grade fixtures with flush tank.		2 - Minor		
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Enamel coated wall mounted cast iron service sink				
															complete with supply trim. Wall mounted slop				
															sinks create potential back injury situations. Replace wall mounted sink with a floor mounted				
		Custodial Sinks	D2014-C		Ea,	2	\$ 1,000.0	0 1974	2012	35	\$ 3,000.00	01-May-12	Brent Pizzey	3 - Replacement	unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor	Replace	\$ 3,000.00
															(3) enamel coated steel sinks set in p-lam vanity located in female washroom, (2) wall hung vitreous				
		Washroom Sinks	D2014-E		Ea.	5	\$ 250.00	0 1974	2012	30	\$ 2,000.00	01-May-12	Brent Pizzey	1 - Good		1 - Rare	2 - Minor		
				Drinking fountain: [Wall mounted, [non-recessed] [semi-															
				recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless															
	Damastia Water Distrib	General Drinking Fountains and Water Coolers	D2018	steel] [enameled cast iron] [fiberglass].	Ea.	2	\$ 1,000.0	0 1974	2012	35	\$ 3,000.00	01-May-12	Brent Pizzey	1 - Good	Recessed in wall porcelain fixture.	1 - Rare	1 - Insignificant		
	Domestic Water Distrik			L	L										Water storage tank - MFR: Westeel-Rosco, S/N:				
		Specialties - Tanks	D2021-D	Hot water storage tank	Ea.	1	\$ 3,255.5	5 1975	2012	30	\$ 5,000.00	01-May-12	Brent Pizzey	1 - Good	41387 65 gal. water heater - MFR: Bradford White, M/N:	1 - Rare	3 - Significant		
	Sanitary Waste	Water Heaters	D2023		Ea.	1	\$ 2,271.5	3 2002	2012	20	\$ 3,500.00	01-May-12	Brent Pizzey	1 - Good		1 - Rare	2 - Minor		
SERVICES MES		General Floor Drains	D2033		Ea.	5	\$ 3,000.0	0 1974	2012	50	\$ 22,500.00	01-May-12	Brent Pizzey	1 - Good	Shower floor drains	1 - Rare	2 - Minor		
SERVICES - MECI	HANICAL Heat Generating Syste	ms																	
															Furnace 1: MFR: Lennox, M/N: G50UH-48C-135- 15, S/N: 5906J15883				
		Standard Furnaces	D3033	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	2	\$ 2,000.0	0 2006	2012	20	\$ 6,000.00	01-May 12	Brent Dizzo:	1 - Good	Furnace 2: MFR: Lennox, M/N: G50UH-48C-135-	1 - Rare	3 - Significant		
SERVICES - FIRE	LIFE/SAFETY & SECURI	ΙΤΥ	D3023	presidential use, complete with purner and controls.	ca.		φ ∠,∪∪∪.00	0 2000	2012	30	φ 0,000.00	UI-Ividy-12	Brent Pizzey	ı - G000	13, 3/N. 3300H401/2	ı - r\aie	o - oigniiicant		
	Fire Protection Special	Ities													Fire extinguishers, one is missing from cabinet in				
		Fire Extinguishers	D4033		Ea.	3	\$ 95.0	0 2011	2012	30	\$ 500.00	01-May-12	Brent Pizzev	3 - Replacement	female change room. The approximate replacement cost is \$100.	1 - Rare	5 - Catastrophic		
		i no Extinguistrois		Fire extinguisher cabinets: ULC listed, [flush], [surface]	La.	3	y 90.00	2011	2012	30	ψ 500.00	o I-iviay*12	DIGIT FIZZEY	o - replacement	гориссинств созыв фтос.	i - ivaie	o - Galasiropriic		
		Fire Extinguisher Cabinets		[or] [semi-recessed] type, rated to match adjoining construction.	Ea.	2	\$ 500.50	0 1974	2012	30	\$ 1,500.00	01-May-12	Brent Pizzey	1 - Good	Fire extinguisher cabinets fully recessed into wall.	1 - Rare	3 - Significant		

et Inventory								Value				Condition				Risk		Maintenance	
set Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cos	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	n Comments	Frequency o failure	f Consequence of failure	Recommended Maintenance	Asset Repair Cos
VICES - ELECT									•										
	Electrical Service and	Distribution																	
		Main Transformers	D5011		Ea.	1	\$ 6,742.6	66 2005?	2012	40	\$ 10,000.00	01-May-12	Brent Pizzey	1 - Good	600V 75 kVA Power Transformer - MFR: Hammond, P/N: MF075PEC, S/N: DB05A	1 - Rare	3 - Significant		
		Main Electrical Switchboards	D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	Ea.	1	\$ 4605	11 2005?	2012	40	\$ 7,000.00	01-May-12	Brent Pizzey	1 - Good	Main Disconnect.	1 - Rare	3 - Significant		
		Branch Circuit Panelboards	D5013	Branch circuit panelboards, including panelboard,	Ea.	2	\$ 1,800.0		2012		\$ 5,500.00	,	Brent Pizzey		Branch Circuit panel boards.	1 - Rare	2 - Minor		
	Lighting and Branch V	Viring																	
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ft2	6840	\$ 6.0	00 1974	2012	30	\$ 61,500.00	01-May-12	Brent Pizzey	1 - Good	Indirect fluorescent tube lighting fixtures located above lockers.	1 - Rare	2 - Minor		
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	17	\$ 100.0	00 1974	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	1 - Good	Recessed pot light fixtures with CFL lamps.	1 - Rare	2 - Minor		
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	2	\$ 512.0	00 2005?	2012	30	\$ 1,500.00	01-May-12	Brent Pizzey	3 - Replacement	Old incandescent pot light fixtures located in canopy have been abandoned and were replaced with recessed high intensity discharge (HID) exterior lighting installed at the building exits. One of the lenses is damaged and needs to be replaced.		2 - Minor	Replace damaged light fixture lense.	\$ 100.00
	Other Electrical System			,			, , , , , , , , , , , , , , , , , , , ,				, ,,,,,,,,	,	,		1.1				
	•	Emergency Light Systems	D5091	Emergency lights at exits and access to exits, circulation areas.	Ea.	2	\$ 1.1	10 1974	2012	20	\$ 500.00	01-May-12	Brent Pizzey	1 - Good	Incandescent Exit light fixtures located at main exits from change rooms.	1 - Rare	3 - Significant		

Asset Inventory								Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Co	st Install Da	Year of		Asset	Assessment	Inspected By	Overall Condition	n Comments		f Consequence of	Recommended Maintenance	Asset
STRUCTURAL	Asset out outegory	Asset component	Asset oode	Component Description	Onne	Quantity	Olin Go.	ot motum bu	Valuation	(years)	Valuation	Date	mopeoted by	Overall contains	. Comments	failure	failure	recommended maintenance	Repair Cost
SIRUCIURAL				Slab on grade supported by compacted fill, suitable for	r														
		Standard Slab On Grade	A1031	[non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	700	\$ 5.8	87 1965	2012	100	\$ 6,000.00	08-Jun-12	Geoff Sarazin	1 - Good	Some cracking noted in office. Monitor slab, continue operation.	1 - Rare	3 - Significant		
ENVELOPE	Floor and Wall Constru								-		,								
	Floor and Wall Constru			Interior walls carrying floor and roof loads. Interior															
	Roof Construction	Interior Structural Walls	B1015	shear walls.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	3 - Significant		
	Roof Construction	ROOF CONSTRUCTION	B1020	Precast Concrete Roof Structure	ft2	700	\$ 7.3	32 1965	2012	100	\$ 7,500.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
	Exterior Walls																•		
				Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup															
	Exterior Doors	Cast In Place Concrete Wall Panels	B2011-A	construction.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
	Exterior Deere			Standard steel doors: flush, hollow core, insulated,															
				thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage															
ı	Roof Coverings	Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	Ea.	3	\$ 1,800.0	00 1965	2012	40	\$ 8,000.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	2 - Minor		
	Roof Coverings														Although not seen, it is assumed that the roof is				
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	700	\$ 8.	59 1965	2012	25	\$ 8,400.00	08-Jun-12	Geoff Sarazin	3 - Replacement	original and may require replacement. The approximate replacement cost is \$6500.	4 - Likely	2 - Minor		
	Roof Openings	Skylights	B3021	Glazed roof opening for illumination of interior.	Ea.	2	¢ 2.500.	00 1065	2012	25	\$ 10,500.00	09 Jun 12	Geoff Sarazin	1 Cood		2 Unlikoly	2 Minor		
INTERIORS		Skylights	D3021	Glazed roof opening for illumination of interior.	ca.		\$ 3,500.0	00 1965	2012	25	\$ 10,500.00	00-Juli-12	Geon Sarazin	1 - G000		2 - Unlikely	2 - MINOI		
	Interior Doors																		
				Standard steel doors: flush, hollow core. Construction															
		Interior Doors and Frames - Steel	C1021-A	in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.		2	\$ 1,694.0	00 1965	2012	40	\$ 5,000.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
	Wall Finishes																		
				Includes special finishes for concrete walls: [Abrasive															
				blast finish, [light] [medium] [heavy] cut] [Exposed aggregate concrete finish] [Bush-hammer finish]															
	Floor Finishes	Concrete Wall Finishes	C3012	[Scrubbed finish]; with acid cleaning.				1965	2012	60		08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	1 - Insignificant		
	Floor Finishes																	Replace cracked and missing	
	Ceiling Finishes	Tile Flooring	C3025-A		ft2	600	\$ 14.9	94 1965	2012	50	\$ 13,500.00	08-Jun-12	Geoff Sarazin	2 - Fair	Some wear and cracks in tile flooring	2 - Unlikely	1 - Insignificant	tiles in office	\$ 1,500.00
		0 10 7 5 1	00004		4.0	700		4005	0040			00 1 40	0 "0 :						
SERVICES - PLUME	IBING	Concrete Ceiling Finishes	C3031		ft2	700		1965	2012	60		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	1 - Insignificant		
	Plumbing Fixtures	Toilets	D2011	Toilets for washrooms.	Ea.	5	\$ 500.0	00 1965	2012	35	\$ 4,000.00	08- lun-12	Geoff Sarazin	1 - Good	Toilets for washrooms. Wall mounted	2 - Unlikely	2 - Minor		
		Tolleto	DZOTT	Tollets for washingthis.	Lu.	Ü	Ψ 000.	00 1300	2012	00	Ψ 4,000.00	00 0011 12	Ocon Garazin	1 0000	Right urinal has severe cracking at bottom.	2 Offinitely	Z WIIIO		
															Replace right urinal in Men's room. The approximate replacement cost is \$1000.				
		Urinals Custodial Sinks	D2012 D2014-C	Urinals for washrooms.	Ea. Ea.	3	\$ 1,000.0 \$ 1,000.0		2012 2012		\$ 4,500.00 \$ 1,500.00		Geoff Sarazin Geoff Sarazin	3 - Replacement			2 - Minor 2 - Minor		
		Washroom Sinks	D2014-C D2014-E		Ea.	5	\$ 250.0		2012		\$ 2,000.00		Geoff Sarazin			2 - Unlikely			
SERVICES - MECHA	IANICAL Distribution Systems																		
1		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	s Ea.	1	\$ 500.0	00 4005	2012	20	\$ 1,000.00	00 lun 10	Geoff Sarazin	1 Cood		2 - Unlikely	2 Minor		
	Controls and Instrumen		D3045-A		Ed.	I	\$ 500.i	00 1905	2012	30	φ 1,000.00	UO-JUII- IZ	Geon Sarazin	i - Good		z - Utilikely	∠ - IVIIIIOI		
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	Ea.	1	\$ 135.0	00 1965	2012	30	\$ 500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - ELECT										30		· · · · · · ·							
	Lighting and Branch Wi	ring																	
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures,				1965	2012	30		08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
				lamps, ballasts, emergency lighting units, and											Metal box in maintenance room appears to be a				
		General Exterior Lighting	D5023	accessories. Includes lighting control equipment, switches, wire, conduit, hookup.				1965	2012	30		08-Jun-12	Geoff Sarazin	1 - Good	timer for the exterior lights. Further investigation is required to confirm.	2 - Unlikely	2 - Minor		

Asset Inventory								Value				Condition			Risk		Maintenance	
Asset Category		Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost	Install		Useful life	Asset	Assessment	Inspected By Overall Condition	n Comments		f Consequence of	Recommended Maintenance	Asset
STRUCTURAL	The case of the ca							Date	Valuation	(years)	Valuation	Date		-	failure	failure		Repair Cost
	Slab On Grade			Slab on grade supported by compacted fill, suitable for														
		Otenderal Oleh On Orada	14004	[non-industrial] [light industrial] [heavy industrial] service	е	055	6 50	7 4070	0040	400	£ 0.000.00	00 4 40	David Birray 4 Occid	C!! O at it also a source also as and	4. Dave	0. 0::		
ENVELOPE		Standard Slab On Grade	A1031	conditions and loading.	ft3	355	\$ 5.87	7 1973	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey 1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
	Roof Construction																	
	Exterior Walls	ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32	2 1973	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey 1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls			Non-load-bearing cast-in-place concrete wall panels														
		Cast In Place Concrete Wall Panels	B2011-A	supported on structural frame or by backup construction.	ft3	1320	\$ 30.68	3 1973	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey 1 - Good	Patching required at ground level on SW corner.	1 - Rare	3 - Significant	Patching required at ground level on SW corner.	\$ 250.00
	Exterior Doors			Standard steel doors: flush, hollow core, insulated,														
				thermally broken. Construction in accordance with										Steel-clad exterior doors painted finish set in				
		Exterior Doors and Frames - Steel	B2032-A	SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00	1973	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey 1 - Good	painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
	Roof Coverings													RMIS 2007 - BUR Roofing approx. 5 - 10 yrs old				
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A	Sheet metal and flexible membrane flashings to protect	ft2	710	\$ 8.59	9 1973	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey 3 - Replacement	and in good condition.	5 - Imminent	3 - Significant		
		Flashings, Trim and Fascia	B3015	joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99	9 1973	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey 2 - Fair	Should be replaced along with roof covering.	3 - Possible	3 - Significant		
	Roof Openings																	
INTERIORS		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00	1973	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey 2 - Fair	Two 36" diameter openings with acrylic flat tops.	3 - Possible	2 - Minor		
	Partitions			Cypeum Wallhoard / Stud Framing Bastista Cont														
				Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood]														
		Fixed Partitions - Gypsum Wallboard	C1011-C	[metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57	7 1973	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey 2 - Fair	Wood frame, metal lath & plaster. Plaster walls, require some patching and painting	3 - Possible	3 - Significant		
	Interior Doors								- · · -	.5	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1=	,					
				Standard steel doors: flush, hollow core. Construction in	n									Steel-clad exterior doors painted finish set in				
		Interior Doors and Frames - Steel	C1021-A	accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.00	1973	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey 1 - Good	painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings													Pre-finished Metal toilet partitions, some rust and				
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00	1973	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey 2 - Fair	corrosion.	3 - Possible	2 - Minor		
	Wall Finishes	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25	5 2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey 3 - Replacement	Paint needs to be redone.	5 - Imminent	2 - Minor		
	Floor Finishes	<u> </u>											, i	1"x1" ceramic tile, has pasted its life cycle and				
														requires replacement. The approximate				
	Ceiling Finishes	Tile Flooring	C3025-A	1"x1" ceramic tile	ft2	710	\$ 14.94	1973	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey 3 - Replacement	replacement cost is \$10500.	5 - Imminent	3 - Significant		
SERVICES - PLUM		Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.79	9 1973	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey 1 - Good	Recently Re-painted	2 - Unlikely	2 - Minor		
CERTICES 1 EGI	Plumbing Fixtures		Doore		_				10040	0.5	A 5 5 6 0 0 0 0 0		D	have the second	lo D 11	0.00		
		Toilets	D2011	Toilets for washrooms.	Lu,		\$ 500.00		2012		\$ 5,500.00		Brent Pizzey 2 - Fair	Newer wall hung Stainless Steel fixtures, install		3 - Significant		
		Urinals	D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00) N/A	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey 2 - Fair	date unknown.	1 - Rare	2 - Minor		
														Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop				
														sinks create potential back injury situations.				
		Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.00	1973	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey 3 - Replacement	Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
														Tiles vanities and enameled sinks need replacing.				
		Washroom Sinks	D2014-E		Ea,	5	\$ 250.00	1973	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey 3 - Replacement		5 - Imminent	3 - Significant		
				Drinking fountain: [Wall mounted, [non-recessed] [semi	-													
				recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless														
	0	General Drinking Fountains and Water Coolers	D2018	steel] [enameled cast iron] [fiberglass].	Ea,	1	\$ 1,000.00	2005?	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey 1 - Good	Stainless steel fixture, installation year unknown.	2 - Unlikely	2 - Minor		
	Sanitary Waste	General Floor Drains	D2033	Standard Cast Iron	Ea,	5	\$ 3,000.00	1973	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey 1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
	Rain Water Drainage			Roof Drain Type: [Standard] [Insert] [Inverted roof										Missing Roof Drain Leaf Basket (see picture:				
		Roof Drains	D2042	system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.00	1973	2012	75	\$ 1,000.00 3	30-Anr-12	Brent Pizzey 3 - Replacement	00379). The approximate replacement cost is \$760.	5 - Imminent	3 - Significant		
SERVICES - MEC			520.2	aramon it arabot or soupper aramon	20,		Ψ 700.00	10.0	2012		1,000.00	00 / Ipr 12	Bronk Fizzoy 5 Propracomon		o minimon	o olgrinidani		
	Distribution Systems																	
														Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust	3			
				De de catalina con lle considerate a conside										fan appears to have exceed it's forecasted life				
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.00	1973	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey 1 - Good	cycle and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
SERVICES - ELEC	CTRICAL Electrical Service and	Distribution																
				Includes: Electrical service and equipment required for delivery of power to building and distribution to														
		ELECTRICAL SERVICE AND DISTRIBUTION	D5010	subpanels.	Ea,	1	\$ 13,399.99	1973	2012	40	\$ 20,000.00	30-Apr-12	Brent Pizzey 1 - Good	100A service	1 - Rare	3 - Significant		
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00	1973	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey 1 - Good	12 circuit panel 100A Main Breaker, panel is rusty.	1 - Rare	2 - Minor	Repair/replace rusted panel	\$ 250.00
	Lighting and Branch W			Wiring devices and components for branch wiring:										,			· 	
		5		wiring, conduit, equipment connections, receptacles,	40	=45			00:-							0.14	Replace missing junction box	
		Branch Wiring	D5021	switches, trim and fittings.	ft2				2012		\$ 10,500.00		Brent Pizzey 2 - Fair	Replace missing junction box cover	3 - Possible		Replace cracked or missing	\$ 100.00
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures,	Ea,	15	\$ 100.00	1973	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey 1 - Good	CFL bulbs, missing some lenses. Wall mounted HID (high intensity discharge)	3 - Possible	2 - Minor		\$ 300.00
				lamps, ballasts, emergency lighting units, and										fixtures are installed at the building exit points. The				
		General Exterior Lighting	D5023	accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	2	\$ 512.00	1973	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey 1 - Good	Approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor		

Asset Inventory								Value				Condition				Risk		Maintenance	
	Accet Sub Cotonomi	Accest Commonant	Acces Cod	Commonant Decoriation	Hait	Ouentitus	Unit Coot	Inetall	Year of	Useful life	Asset	Assessment	Increased Du	Overell Condition	Comments	Frequency of	Consequence o	6	Asset
Asset Category	Asset Sub-Category	Asset Component	Asset Cod	Component Description	Unit	Quantity	Unit Cost	Date	Valuation	(years)	Valuation	Date	inspected By	Overall Condition	Comments	failure	failure	Recommended Maintenance	Repair Cost
STRUCTURAL	Slab On Grade																		
	olub oli oluuo			Slab on grade supported by compacted fill, suitable for											Concrete slab on grade, several cracks from heaving				
		Standard Slab On Grade	A1031	[non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	1250	\$ 5.87	7 1974	2012	100	\$ 11,000.00	01-May-12	Brent Pizzey	3 - Replacement	and settling. Replace concrete slab. Estimated cost of replacement is \$7500.	5 - Imminent	3 - Significant	Replace concrete slab.	
ENVELOPE	- 10 1 1			, and the same of							, ,,,,,,,,,,	,					, and a second	, ,	
	Roof Construction														Some moisture damage from leaking roof membrane.				
															Sway back wood roof structure:				
															Built-up roof system 1/2" plywood sheathing			Repair the leaky membrane as	
		ROOF CONSTRUCTION	B1020		ft2	1475	\$ 10.00	1974	2012	100	\$ 22,000.00	01-May-12	Brent Pizzey	2 - Fair		3 - Possible	3 - Significant		\$ 1,000.00
																		Have an assessment completed	
				Load bearing interior walls, columns and beams											CMU, several stress cracks, require further	L	L	from a structural engineer to	
		Interior Structure Supporting Roof	B1024	supporting roof framing.	ft2	240	\$ 12.95	5 1974	2012	100	\$ 4,500.00	01-May-12	Brent Pizzey	3 - Replacement	investigation. 4 ply 2x12 Built-up wood beam supported by steel	5 - Imminent	5 - Catastrophic	determine if the structure is safe.	\$ 5,000.00
				Lond hander to take in could be a set of hands											teleposts. One of the telepost has been altered, study is	3		Have an assessment completed	
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	Ea.	2	\$ 7,500.00	1974	2012	100	\$ 22,500.00	01-May-12	Brent Pizzey	3 - Replacement	required to determine if the building structure has been compromised.	5 - Imminent	5 - Catastrophic	from a structural engineer to determine if the structure is safe.	\$ 5,000.00
	Exterior Walls				60	4500													
		General Masonry Cladding	B2012	Exposed aggregate stucco exterior	ft2	1500	\$ 11.18	3 1974	2012	/5	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good	Exposed aggregate stucco exterior. CMU, several stress cracks, require further	1 - Rare	2 - Minor		
				CMILL usell as other consisting of IIC and al ICalid dauble											investigation. Have an assessment completed from a				
		Concrete Unit Masonry Wall System	B2012-A	CMU wall system consisting of [[Single] [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup.	ft2	1500	\$ 12.9	5 1974	2012	75	\$ 29,000.00	01-May-12	Brent Pizzey	3 - Replacement	structural engineer to determine if the structure is safe. Estimated study cost is \$5000.	5 - Imminent	5 - Catastrophic		
				Exposed under surface of overhead building elements										·					
		Exterior Soffits	B2018	such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	ft2	300	\$ 7.00	1974	2012	50	\$ 3,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted wood soffits and fascia, needs to be re-painted.	3 - Possible	2 - Minor	Re-paint soffits and fascia.	\$ 1,000.00
	Exterior Windows														Size: 24x36 , single glazed, frosted, set in wood frames,				
															a few are cracked, paint is worn. Consider replacement				
		Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in	Ea.	20	\$ 135.00	1974	2012	25	\$ 4,000.00	01-May 12	Brent Dizzo:		of all windows. Approximate cost of replacement is \$2700.	4 - Likely	2 - Minor		
	Exterior Doors	Willdows - Wood	D2023	wall construction.] [Bay] [Bow] window units.	Ea.	20	\$ 135.00	1974	2012	35	\$ 4,000.00	U1-Way-12	Brent Pizzey	3 - Replacement	\$2700.	4 - Likely	2 - IVIIIIOI		
				Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with											Steel-clad exterior doors painted finish set in painted				
				SDFMA Recommended Selection and Usage											steel frames. The approximate replacement cost is				
		Exterior Doors and Frames - Steel	B2032-A	Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,800.00	1974	2012	40	\$ 5,500.00	01-May-12	Brent Pizzey	2 - Fair	\$5400.	1 - Rare	2 - Minor		
															Solid core wood exterior door with a painted finish set in				
				Doors, Wood: Architectural [flush] [panel] doors; hollow											steel frame. The exterior wood door on the east side of the building is worn and dated. The approximate cost of				
		Exterior Doors and Frames - Wood	B2032-B	core, insulated, thermally broken.	Ea.	1	\$ 1,600.00	1974	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	3 - Replacement			2 - Minor		
	Roof Coverings			•											RMIS 2007 - BUR Roofing on upper and lower section.				
															5 yrs remaining. Roof has possible leaks and also				
		Delle or Piterria our Deaffer (Application of Occupit)	D0044 A		60	4.475	6 0.50	1074	0040	05	f 40.000.00	04 May 40	December 1	0. Dl	requires re-sloping to eliminate ponding. Estimate cost	4 120-1	4 14-1		
INTERIORS		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	1475	\$ 8.59	9 1974	2012	25	\$ 19,000.00	01-May-12	Brent Pizzey	3 - Replacement	of replacement is \$13000.	4 - Likely	4 - Major		
	Partitions	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	400	¢ 15.1	1 1974	2012	100	\$ 9,000.00	01 May 12	Brent Pizzey	2 Foir	Concrete block partition walls	3 - Possible	2 Cignificant		
		Fixed Partitions - Concrete Block Fixed Partitions - Wood Stud	C1011-A	Concrete block partitions.	ft2	100		5 1974	2012		\$ 500.00		Brent Pizzey			2 - Unlikely			
	Interior Doors			Architectural doors and frames for interior use.															
				Architectural [flush] [panel] [raised panel] [feature] door											Solid core wood interior doors with a painted finish set in	n			
		Interior Doors and Frames - Wood	C1021-B	with matching formed metal frames for doors [sidelights] [transoms].	Ea.	1	\$ 1,313.00	1974	2012	40	\$ 2,000.00	01-May-12	Brent Pizzey	1 - Good	wood frames. The approximate replacement costs is \$1350.	1 - Rare	2 - Minor		
	Fittings				La.	i e													
	Wall Finishes	Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea.	15	\$ 1,500.00	1974	2012	30	\$ 34,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted Metal Toilet Partitions	3 - Possible	2 - Minor		
	Wall I misries	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25	1974	2012	10	\$ 3,500.00	01-May-12	Brent Pizzey	2 - Fair		2 - Unlikely	1 - Insignificant		
															1/2" plasterboard 1/2" plywood				
		Wood Panelling	C3017-B		ft2	100	\$ 0.88	3 1974	2012	30	\$ 500.00	01-May-12	Brent Pizzey	2 - Fair		2 - Unlikely	1 - Insignificant		
	Ceiling Finishes			Gypsum wallboard finish system for interior ceilings, for															
				tape and joint compound finish or textured finish. [Screw															
		Gypsum Board Ceiling Finish	C3032	attached to steel framing and furring] [Nail attached to wood framing and furring]	ft2	1250	\$ 4.6	7 1974	2012	50	\$ 9,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted Gypsum wallboard, some roof leaks have damaged the ceiling.	5 - Imminent	2 - Minor	Repair ceiling damage from roof leaks.	\$ 500.00
SERVICES - PLUM				,		,,=00		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,	,,	,,	1	, and a second			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Plumbing Fixtures	Toilets	D2011	Toilets for washrooms.	Ea.	15	\$ 500.00	1974	2012	35	\$ 11,500.00	01-May-12	Brent Pizzey	1 - Good	Standard floor mount toilets with tanks.	1 - Rare	2 - Minor		
		Urinals	D2012	Urinals for washrooms.	Ea.	5	\$ 1,000.00		2012		\$ 7,500.00		Brent Pizzey	1 - Good	Wall hung vitreous china with flush valves		2 - Minor		
		Washroom Sinks	D2014-E		Ea.	11	\$ 250.00	1974	2012	30	\$ 4,000.00	01-May-12	Brent Pizzey		7 wall hung vitreous china, 4 new enamel coated sinks set in p-lam vanity.	1 - Rare	2 - Minor		
	Domestic Water Distrib										.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,,						
															Newer gas fired water heater in 2002, 36,000 BTU, 40 GAL., MFR: Giant, M/N: UG 40-36LE-N1U, S/N: A				
		Water Heaters	D2023	Deat Deale Time (C)	Ea.	1	\$ 2,271.53	3 2002	2012	20	\$ 3,500.00	01-May-12	Brent Pizzey	1 - Good		2 - Unlikely	2 - Minor		
				Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy															
		Roof Drains	D2042	drains.] [Parapet or scupper drains.]	Ea.	1	\$ 760.00	1974	2012	75	\$ 1,000.00	01-May-12	Brent Pizzey	1 - Good	Roof drain	1 - Rare	2 - Minor		
SERVICES - MECH	IANICAL Heat Generating System	ms																	
			Deser	Furnaces and accessories for [light commercial]	F-			1000	0042			04.14	D : D'	4 0	Mid Efficient forced air natural gas furnace. MFR:	0 17 17	0.00		
		Standard Furnaces	D3023	[residential] use, complete with burner and controls.	Ea.	1	\$ 4,500.00	1996	2012	30	\$ 7,000.00	01-May-12	Brent Pizzey	1 - Good	Lennox, M/N: 80MGF3/4-120-4, S/N: 6396B24368.	2 - Unlikely	3 - Significant		
															Chimney looks damaged, does not sit plumb, may leak				
		Chimney (and Comb. Air) - Furnace	D3023-A		Ea.	1	\$ 2,500.00	1996	2012	60	\$ 4,000.00	01-May-12	Brent Pizzey	2 - Fair	at joints as a result. Inspect and/or replace damaged chimney. Estimated cost of replacement is \$2500.	4 - Likely	3 - Significant		
SERVICES - ELECT			50020-A				¥ 2,000.00			, 00	- 1,000.00	uy 1∠	D. 5/11 1 122 by			. Lincity	5 Giginnoant		
	Electrical Service and I	Distribution		Branch circuit panelboards, including panelboard,											16 circuit 100A main panel, and newer 20 circuit sub				
		Branch Circuit Panelboards	D5014	breakers, conduit and wire e.g. CDP's	Ea.	2	\$ 1,800.00	1974	2012	30	\$ 5,500.00	01-May-12	Brent Pizzey	1 - Good		1 - Rare	2 - Minor		
	Lighting and Branch W	firing																	
				Fluorescent luminaires for area lighting: [Recessed]															
		Interior Fluorescent Fixtures	D5022-A	[Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ft2	1250	\$ 6.00	1974	2012	30	\$ 11,500.00	01-May-12	Brent Pizzey	1 - Good	1x4 Surface mount fluorescent fixtures with wrap around lense.		1 - Insignificant		
						_									Incandescent light fixtures, one recessed pot light is				_
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	5	\$ 100.00	1974	2012	30	\$ 1,000.00	01-May-12	Brent Pizzey	2 - Fair	missing lens.	1 - Rare	1 - Insignificant	Replace missing lense.	\$ 100.00

Asset Inventory								Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		General Exterior Lighting	la a	uilding exterior lighting systems, including fixtures, imps, ballasts, emergency lighting units, and ccessories. Includes lighting control equipment, witches, wire, conduit, hookup.	Ea.	4	\$ 512.00	2002?	2012	30	\$ 3,000.00	01-May-12	Brent Pizzey		Surface mounted on soffit HID (high intensity discharge fixtures are installed at the building perimeter (one on each face). The Approximate replacement cost of exterior lighting is \$1600.	1 - Rare	2 - Minor		

et Inventory	·				_	_	Va	ue			Condition				Risk		Maintenance	
set Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	/ I Unit Coet I	nstall Year of Date Valuation		Asset Valuation	Assessment Date	Inspected By	Overall Condition	n Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	As Repai
CTURAL			<u>, </u>							•					•			
	Standard Foundations			Includes continuous strip footings, column footings,														
				foundation walls not requiring extraordinary										Concrete strip footing, original year of				
		STANDARD FOUNDATIONS	A1010	engineering or construction.	Ln.ft.	126	\$ 2.89 197	4? 2012	100	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	construction unknown.	1 - Rare	3 - Significant		
LOPE	Floor and Wall Constru																	
	Floor and Wall Constit	iction												2x6 wood decking - floor was redone in 1982,				
				Includes structural framing for floors and supporting										some rotted boards need replacing and requires				
				walls, structural floor slabs and floor decks, special										new paint.			Replace decking where rotted &	
		FLOOR & WALLS CONSTRUCTION	B1010	purpose floor elements.	ft2	1250	\$ 10.00 198	2 2012	100	\$ 19,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	2x10 wood joists.	5 - Imminent	3 - Significant	re-paint complete floor.	\$
				Floor surface connecting two levels with stepped										Painted wood stairs and hand railing. The handrail does not conform to current code for minimum height requirements and spacing of			Replace handrail to conform to	
		Exterior Stairs and Handrails			Ea.	1	\$ 1,000.00 198	2 2012	40	\$ 1,500.00	30-Apr-12	Brent Pizzev	3 - Replacement	spindles.	5 - Imminent	3 - Significant	code.	\$
				Floor surface connecting two levels with stepped			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								+
		Exterior Stairs and Handrails	B1017	surface.	Ea.	1	\$ 10,000.00 198	2 2012	40	\$ 15,000.00	30-Apr-12	Brent Pizzey	1 - Good	Aluminum stairs 45' long by 4 treads.	1 - Rare	2 - Minor		
	Roof Construction	ROOF CONSTRUCTION	B1020		ft2	1800	\$ 10.00 197	4? 2012	100	\$ 27,000.00	20 Apr 12	Brent Pizzey	1 Cood	Wood roof deck	1 - Rare	4 - Major		
		ROOF CONSTRUCTION		Load bearing interior walls, columns and beams	ILE	1000	Ψ 10.00 197	4: 2012	100	Ψ 21,000.00	30-Apr-12	Dient i izzey	1 - 0000	Wood columns replaced with steel encased in	1 - Ivaie	4 - Iviajoi		
		Interior Structure Supporting Roof			Ea.	8	\$ 1,000.00 197	4 2012	100	\$ 12,000.00	30-Apr-12	Brent Pizzey	1 - Good	wood in 1974	1 - Rare	4 - Major		
	Roof Coverings																	
		Shakes - Wood	B3012-D	Cedar wood shakes	ft2	1800	\$ 4.72 197	4? 2012	20	\$ 12,500.00	20 Apr 12	Brent Pizzey	1 Cood	Cedar shakes	1 - Rare	2 - Minor		
		Silakes - Wood		Sheet metal and flexible membrane flashings to protect	ILZ	1000	\$ 4.72 197	41 2012	30	\$ 12,500.00	30-Apr-12	Brent Fizzey	1 - G000	Galvanized metal ridge caps	I - Naie	Z = IVIII IOI		
		Flashings, Trim and Fascia			Ln.ft.	200	\$ 3.99 197	4? 2012	40	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Galvanized Metal Ridge cap flashing.	1 - Rare	2 - Minor		
IORS																		
	Interior Doors			Hatches and access doors necessary for access to														
				enclosed parts of building and for access to operations														
		Hatches And Access Doors			Ea.	1	\$ 1,164.00 197	4? 2012	40	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Attic access hatch	1 - Rare	2 - Minor		
	Ceiling Finishes																	
		Wood and Wood Paneling Ceilings		Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	1600	\$ 20.00 197	4? 2012	100	\$ 48,000.00	30-Apr-12	Brent Pizzey	1 - Good	4" T&G wood ceiling.	1 - Rare	2 - Minor		
		Painting and Staining for Ceilings	C3038	[Solid Wood T&C Boards] [VVood parieting]	ft2	1600		4? 2012		\$ 4,500.00		Brent Pizzey		Painted wood finish.	3 - Possible			
ES - ELEC			1,000							7								
	Electrical Service and	Distribution																
														Unable to located panel, no access was available	,			
				Branch circuit panelboards, including panelboard,										at time of inspection. Based on the amount of	•			
		Branch Circuit Panelboards	D5014	breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 1,800.00 197	4? 2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	fixtures and receptacles, assume 40A 8cct panel.	. 1 - Rare	2 - Minor		
	Lighting and Branch W	/iring		Name														
				Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles,										Weatherproof exterior outlets. Two outlets are			Replace damaged weatherproof	
		Branch Wiring			Ea.	4	\$ 125.00 197	4? 2012	60	\$ 1,000.00	30-Apr-12	Brent Pizzev	3 - Replacement	missing weatherproof cover and need replacing.	3 - Possible	3 - Significant	outlets	\$
				Building exterior lighting systems, including fixtures,					0.	,				5 camerpress services and replacing.				Ť
				lamps, ballasts, emergency lighting units, and														
		OI Fti Li-btis		accessories. Includes lighting control equipment,	- -		£ 540.00 to	40 0040		£ 0.000.00	20 4 40	Dt Di	4 0	Recessed incandescent pot light fixtures with CFI		0. Min		
		General Exterior Lighting	D5023	switches, wire, conduit, hookup.	Ea.	ŏ	\$ 512.00 197	47 2012	30	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - G00d	lamps.	1 - Rare	2 - Minor		

							Va	alue				Condition				Risk	,	Maintenance	
t Category	Asset Sub-Category	Asset Component	Asset Cod	le Component Description	Unit	Quantity		nstall Date			Asset	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	e As
CTURAL		·				_	'	Date	valuation (years) Va	aluation	Date				tallure	failure		Repai
	Standard Foundations														Cast in place concrete foundation walls. Water infiltration was				
				Includes continuous strip footings, column footings,											noted in the Basement Storage Room and Concrete Bunker.				
		STANDARD FOUNDATIONS	A1010	foundation walls not requiring extraordinary engineering or construction.	square foot	2300	\$ 4.50 19	86	2012	100 \$ 1	15 500 00	01-May-12	Shaun Erick		Retain consultant to investigate and make recommendations for remediation. The approximate consultant fees are \$5000.	1 - Rare	4 - Major		
	Slab On Grade	STANDARD FOUNDATIONS	Alulu	or construction.	square 100t	2300	J 4.50 19	00	2012	100 \$	15,500.00	U1-Way-12	Shaun Elick	Z - Fall	nemediation. The approximate consultant fees are \$5000.	i - Naie	4 - Iviajoi		
				Concrete mat, reinforced or not, poured on subgrade and															
		SLAB ON GRADE	A1030		square foot	15200	\$ 11.00 19	86	2012	100 \$ 25	51,000.00	01-May-12	Shaun Erick	1 - Good	Slab on grade.	1 - Rare	3 - Significant		
_OPE	Floor and Wall Construc	ction																	
	Tioor and Wan construc	3.1011																	
		Upper Floor Construction	B1012	Floors above grade, supported on foundation or exterior walls, piers or columns and spanning between supports.	square foot	679	\$ 14.00 19	86	2012	100 \$ 1	14 500 00	01-May-12	Shaun Erick	1 - Good	Wood frame upper floor construction including joists and columns.	1 - Rare	3 - Significant		
	Exterior Walls	oppor ricor concuración	5.0.2	mand, prote of columns and opaniming between cappener	oquaro root	0.0	11.00		2012	100 \$	1 1,000.00	0. may 12	Oridan Eriok			, italo	o oigimount		
				CMU wall system consisting of [[Single] [Solid double]											Exterior walls are concrete masonry unit (CMU) block wall construction with either a painted finish applied. Minor damage			Repaint damaged areas and	
		Concrete Unit Masonry Wall System	B2012-A	wythe masonry.] [Cavity wall with [block] [stud] backup.		245	\$ 12.95 19	90	2012	75 \$	5,000.00	01-May-12	Shaun Erick		was noted to CMU blocks.	1 - Rare	3 - Significant	monitor.	\$
				Metal wall cladding system consisting of [cladding panels over backup] [insulated sandwich panels] [structural															
		Metal Clad Exterior Walls	B2013-A	panels].	square foot	500	\$ 7.13 19	90	2012	50 \$	5,500.00	01-May-12	Shaun Erick		Pre-finished sheet metal siding.	1 - Rare	2 - Minor		
				Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup											Painted plywood infill panel. Plywood panel is de-laminating and damaged. Replace plywood infill panel with sheet metal. The				
		Wood Clad Exterior Walls	B2013-B	construction.	square foot	32	\$ 0.88 19	90	2012	40 \$	500.00	01-May-12	Shaun Erick		approximate replacement cost is \$150.	5 - Imminent	1 - Insignificant		\$
				Wood cladding system consisting of [solid wood siding]											Painted exterior wood siding installed on the East side of the Header House. Wood siding is damaged and worn. Replace woo	d			
		Mond Clad Exterior Malla	D2042 B	[shingles] [manufactured wood siding] applied to backup	anuara faat	1000	¢ 44740	00	2012	40 €	6 500 00	04 May 40	Chaus Esials		siding with sheet metal products. The approximate replacement	F. Immeinant	2 Minor		
		Wood Clad Exterior Walls	B2013-B	construction.	square foot	1000	\$ 4.17 19	86	2012	40 \$	6,500.00	01-May-12	Snaun Erick	3 - Replacement	cost is \$7200.	5 - Imminent	2 - MINOF		
															A coloured stucco finish applied to all exterior wall areas of the Header House. Stucco finishes have been repair and in some				
				Applied exterior finish system consisting of backup											areas is cracking and worn. Replace stucco finishes with sheet				
		Cementitious Cladding System	B2013-C	construction and trowelled on cementitious materials.	square foot	2091	\$ 11.63 19	86	2012	40 \$ 3	36,500.00	01-May-12	Shaun Erick		metal products. The approximate replacement cost is \$15,000. Glass walls for greenhouse application. Various panels were	3 - Possible	3 - Significant		
															damaged or worn. Replace glazing with polycarbonate panels.				
		Glass Siding	B2013-D		square foot	2460	\$ 3.00 19	86	2012	30 \$ 1	11,000.00	01-May-12	Shaun Erick	3 - Replacement	The approximate replacement cost is \$6500.	3 - Possible	2 - Minor	Repair exposed insulation on the	ne .
															2" foam block insulation. Insulation has become exposed on			exterior of the building as	
		Exterior Wall Insulation and Finishing Systems Composite Wall Finish	B2013-F B2013-G	EFIS Composite, engineered wall panels.	square foot square foot		\$ 1.37 19 \$ 2.63 19		2012 2012			01-May-12 01-May-12	Shaun Erick Shaun Erick		various areas on the exterior of the building. Polycarbonate wall panels for greenhouse application		2 - Minor 2 - Minor	required.	\$
		Composite waii i iiisii	B2013-G	Composite, engineered waii paneis.	square root	2700	ψ 2.05 19	00	2012	υ ψ	11,000.00	01-Way-12	Shaun Linck		Exterior vents with clear or painted finishes. Mechanical vent		Z - WIII IOI		
															installed on the North side of the building has a broken motor and is being held open with a stick. Replace motor in Mechanical vent				
															on the North side of the building. The approximate replacement				
		Exterior Louvers, Screens and Shades	B2016	Exposed under surface of overhead building elements	ea	13	\$ 500.00 19	86	2012	50 \$ 1	10,000.00	01-May-12	Shaun Erick		cost is \$250. Painted wood strip soffits. Wood soffits are worn and dated.	2 - Unlikely	2 - Minor		
				such as roof eaves, projecting or overhanging floors,		l									Replace with aluminum. The approximate replacement cost is				
	Exterior Windows	Exterior Soffits	B2018	exposed floor surfaces.	square foot	154	\$ 9.00 19	86	2012	50 \$	2,000.00	01-May-12	Shaun Erick	3 - Replacement	\$900.	3 - Possible	2 - Minor		
															Double glazed sealed units set in fixed wood frames. Wood				
				Window type: [Fixed.] [Operable.] [Individual units set in											frames on exterior windows are deteriorating and damaged. Replace exterior wood windows with vinyl units. The approximate				
		Windows - Wood	B2023	wall construction.] [Bay] [Bow] window units. Window type: [Fixed.] [Operable.] [Individual units set in	square foot	70.2	\$ 135.00 19	86	2012	35 \$ 1	14,000.00	01-May-12	Shaun Erick		replacement cost is \$4000. Double glazed sealed units set in vinyl frames with operable or	5 - Imminent	2 - Minor		
		Windows - Vinyl, Fibreglass and Plastic	B2024	wall construction.] [Bay] [Bow] window units.	square foot	75.1	\$ 56.00 20	08	2012	25 \$	6,500.00	01-May-12	Shaun Erick		fixed panels.	2 - Unlikely	2 - Minor		
	Exterior Doors														Steel-clad exterior doors with an insulated core and a painted finis	h			
				Standard steel doors: flush, hollow core, insulated,											set in painted steel frames. Two exterior steel doors have worn				
				thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines											paint finishes and require repainting. One exterior steel door is within its 20 year life cycle. The approximate replacement cost is			Repaint exterior doors as	
		Exterior Doors and Frames - Steel	B2032-A		ea	3	\$ 1,800.00 19	86	2012	40 \$	8,000.00	01-May-12	Shaun Erick	1 - Good	\$1800.	2 - Unlikely	2 - Minor	required.	\$
															Oversize wood/glass doors installed on the East end of the greenhouse. Wood doors are damaged and worn. Replace wood				
			D	Doors, Wood: Architectural [flush] [panel] doors; hollow											doors with an overhead door. The approximate replacement cost				
		Exterior Doors and Frames - Wood	B2032-B	core, insulated, thermally broken.	ea	2	\$ 2,000.00 19	86	2012	30 \$	6,000.00	01-May-12	Shaun Erick	3 - Replacement	is \$2600.	5 - Imminent	2 - Minor		
															Exterior steel overhead door complete with electrical operator				
															installed in the Header House. (9'x7') Manual operator overhead wood door installed on the East side of the Greenhouse. (10'x9')				
				[Decours essistant deces] [Convite deces] [leaves											Exterior overhead wood door is de-laminating, sagging and difficul	t			
		Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	19	86	2012	40 \$	6,000.00	01-May-12	Shaun Erick		to operate. Replace exterior overhead wood door. The approximate replacement cost is \$2600.	4 - Likely	2 - Minor		
	Roof Coverings														Modified bituminous membrane roofing (SBS) with torched on				
															membrane and asphalt topping. The approximate replacement				
		Modified Bituminous Membrane Roofing (SBS)	B3011-B		square foot	150	\$ 12.00 20	05	2012	25 \$	2,500.00	01-May-12	Shaun Erick	1 - Good	cost is \$1800. Single ply inverted/protected membrane roofing. Insulation on	2 - Unlikely	2 - Minor		
															inverted roof covering on ground level roof is exposed and				
		Membrane Roofing (Inverted/Protected)	B3011-C		square foot	404	\$ 15.00 19	86	2012	30 €	9 000 00	01-May-12	Shaun Erick		damaged. Replace roof covering with a SBS roof covering. The approximate replacement cost is \$5000.	4 - Likely	2 - Minor		
		Wellbralle Rooling (Inverteur Rotecteu)	D3011-C		square root	404	ψ 13.00 19	00	2012	30 ψ	3,000.00	01-Way-12	Shaun Linck		Polycarbon roofing panels for greenhouse applications. Panel	Í	Z - WIII IOI		
		General Unit Roofing	B3012	Poly carbonate roofing.	square foot	7500	\$ 2.63 19	86	2012	60 \$ 2	29 500 00	01-May-12	Shaun Erick		strapping should be re-enforced as panels can be blown off by the wind.		3 - Significant	Re-enforce strapping for panels.	s \$
				[Asphalt] [Wood] [Slate] [Metal] shingles, underlay and											Roof areas covered with unit asphalt shingles. The approximate			The emerce emapping for pariote.	J. 4
		Shingles - Asphalt	B3012-A	accessories as applicable.	square foot	500	\$ 3.35 20	00	2012	25 \$	2,500.00	01-May-12	Shaun Erick	1 - Good	cost of replacement is \$2000.	2 - Unlikely	2 - Minor		
															Glass panels installed for greenhouse application. Various panels				
		Roofing Tiles	B3013	Glass roofing	square foot	6250	\$ 3.00 19	86	2012	30 \$ 3	28,000.00	01-May-12	Shaun Erick	3 - Replacement	were noted to be broken. Replace as required with polycarbonate panels. The approximate replacement cost is \$17,000.	3 - Possible	3 - Significant		
			_50.0		. 422.0 1000		Ç 0.00 10			30 Q 2	.,	,			Pre-finished metal roof panels installed with mechanical fasteners.				
															Where sheet metal roofing connects with the adjacent building, the sheet metal is poorly installed and could lead to moisture			Redesign sheet metal roof	
		Metal Roofing	B3014	0.000	square foot	2650	\$ 9.04 20	08	2012	40 \$ 3	36,000.00	01-May-12	Shaun Erick	2 - Fair	penetration.	2 - Unlikely	3 - Significant	installation.	\$
		Metal Gutters And Downspouts	B3015-A	Gutters and downspouts for roof drainage and directing water away from building.	linear foot	236	\$ 8.41 20	08	2012	30 \$	3,000.00	01-May-12	Shaun Erick		Aluminum gutters and downspouts installed throughout the perimeter with painted or pre-finished surfaces.	1 - Rare	2 - Minor		
		2 and		, , ,			Ç 0.11 20			30, \$,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,			a contract of the contract of		,		
RS																			
RS	Interior Doors																		
RS				Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and											Interior steel doors set in a steel frames installed in the corridor to the South greenhouse and the Boiler Room. The interior steel door				

et Inventory					1			Value				Condition				Risk		Maintenance	4
set Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Ass Repair
		Interior Doors and Frames - Wood		Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	10	\$ 1,313.0	0.1086	2012	40.9	5 19,500.00	01-May-12	Shaun Erick	3 - Replacement	Interior wood doors with clear or painted finishes set in wood frames. Various interior wood doors are damaged and worn and require replacement. Some interior wood doors have worn finishes. The approximate replacement cost is \$13.200.	1 - Rare	2 - Minor	Repaint interior wood doors.	\$ 50
		THEORY DOOR AND THAT IS WOOD		Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices, tracks and supporting	ca	10	ψ 1,010.0	0 1300	2012	40 4	70,000.00	or way 12	Chadh Enox	o replacement	Interior sliding wood doors with glazing installed in the North greenhouse. Sliding wood doors are damaged and worn. Replace		2 Willion	repaint interior wood doors.	Ψ
ı	Fittings	Interior Sliding / Folding Doors and Grilles			ea	2	\$ 1,500.0	0 1986	2012	40 \$	4,500.00	01-May-12	Shaun Erick	3 - Replacement	sliding wood doors. The approximate replacement cost is \$3000.		2 - Minor		
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	ea	1	\$ 1,500.0	0 1986	2012	30 \$	2,500.00	01-May-12	Shaun Erick	1 - Good	Painted wood washroom partition. The approximate replacement cost is \$1500.	1 - Rare	2 - Minor		
	Stair Construction	Ceiling Fans	C1039-A		ea	1	\$ 750.0	0 1986	2012	35 \$	1,000.00	01-May-12	Shaun Erick	1 - Good	Electric ceiling fan. The approximate cost of replacement is \$750.	2 - Unlikely	2 - Minor		
	Wall Finishes	Wood Stair Construction	C2012		ea	1	\$ 2,500.0	0 1986	2012	100 \$	4,000.00	01-May-12	Shaun Erick	1 - Good	Wood framed interior stairs complete with wood handrail.	1 - Rare	2 - Minor		
				Gypsum wallboard finish applied to interior wall surfaces.														Repair gypsum board walls	
		Gypsum Wallboard Finish	C3011	Includes gypsum wallboard furring strips and channels, tape and joint compound finish, accessories.	square foot	2700	\$ 1.5	7 1986	2012	60 \$	6,500.00	01-May-12	Shaun Erick	2 - Fair	Gypsum wallboard finish applied to interior wall surfaces. Gypsun board walls are damaged in some locations. Vinyl wall covering installed in the washrooms in the facility.	2 - Unlikely	2 - Minor	throughout the facility as required.	\$ 7
		Vinyl Wall Coverings	C3017-A		square foot	600	\$ 2.1	5 1986	2012	30 \$	2,000.00	01-May-12	Shaun Erick	3 - Replacement	Replace vinyl wall finish installed in the washrooms. The approximate replacement cost is \$1500.	3 - Possible	2 - Minor		
		Wood Panelling	C3017-B		square foot			8 2007	2012		1,500.00		Shaun Erick		Painted plywood wall finish installed in the Garage and Planting Room.		2 - Minor		
I	Floor Finishes														9"x9" vinyl asbestos tile (VAT) flooring. VAT flooring is worn and				
				Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl]											dated. Replace VAT flooring with sheet vinyl products. Replacing VAT's will involve compliance with regulated hazardous material and asbestos abatement procedures. The approximate				
		Resilient Flooring - VAT Tile	C3022-A		square foot	80	\$ 5.0	0 1986	2012	25 \$	500.00	01-May-12	Shaun Erick	3 - Replacement	and aspestos abatement procedures. The approximate replacement cost is \$1100. Sheet vinyl flooring. Sheet vinyl flooring installed in the Staff Roor		2 - Minor		
		Resilient Flooring - Sheet	C3022-B	Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial] [residential] duty.	square foot	255	\$ 9.3	9 1986	2012	25 \$	3,500.00	01-May-12	Shaun Erick	3 - Replacement	is damaged and dated. Replace sheet vinyl flooring. The approximate replacement cost is \$2400.	4 - Likely	2 - Minor		
		Ohant Oamat	00000 4	Commercial grade carpet suitable for [medium] [heavy] traffic area. Installation: [Direct glue-down] [Tackless		00.4		0.4000	0040	45.0		04.1440	Ohana Estata	0. Bankarana	Sheet carpeting installed in the Board Room. Carpet is dated and worn. Replace sheet carpet with sheet vinyl products. The		0. Маке		
		Sheet Carpet		mounting with cushion] [with carpet base] Resilient wood floor system for [athletic] [dance studio] [theatrical stage] application. Type: [cushioned] [mastic	square foot	294	\$ 6.3	8 1986	2012	15 \$	3,000.00	01-May-12	Snaun Erick	3 - Replacement	approximate replacement cost is \$2800. Hardwood strip flooring installed in the offices. Hardwood flooring installed in the offices is worn and dated. Replace hardwood		2 - Minor		
		Resilient Wood Floor		set] [spring supported] [steel channel] [steel splined] wood flooring.	square foot	287	\$ 10.1	9 1986	2012	40 \$	4,500.00	01-May-12	Shaun Erick	3 - Replacement	flooring installed in the offices with sheet vinyl products. The approximate replacement cost is \$2700.	3 - Possible	2 - Minor		
C	Ceiling Finishes			Gypsum wallboard finish system for interior ceilings, for															
		Gypsum Board Ceiling Finish		tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	square foot	1116	\$ 4.6	7 1986	2012	50.	8,000.00	01-May-12	Shaun Erick	2 - Fair	Gypsum wallboard finish system for interior ceiling. Minor damage was noted in various areas in the facility.		2 - Minor	Repair gypsum board ceiling as required throughout the facility.	
		Wood and Wood Paneling Ceilings		Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	square foot			8 1986	2012		2,000.00		Shaun Erick		Painted plywood ceiling finish. Minor damage was noted to plywood ceiling installed in Pesticide Storage.		2 - Minor	Repair plywood ceiling installed in Pesticide Storage.	
CES - PLUMB			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	31							,,,,,,,				m /				
		Toilets	D2011	Toilets for washrooms.	ea	2	\$ 650.0	0 2011	2012	35 \$	2,000.00	01-May-12	Shaun Erick	1 - Good	Eco-friendly tank flush, floor mounted toilets. Floor mounted pedestal type vitreous china units. Pedestal urinals create maintenance and sanitation issues. Replace floor mounted urinal with a wall mounted unit. The approximate replacement cos		2 - Minor		
		Urinals		Urinals for washrooms. Kitchen sink(s) suitable for [residential] [commercial]	ea	1	\$ 1,000.0		2012		1,500.00	·	Shaun Erick	3 - Replacement	is \$2000. Single basin stainless steel sink installed in the Staff Room. The		2 - Minor		
		Kitchen Sinks	D2014-A	service.	ea	1	\$ 225.0	0 1986	2012	30 \$	500.00	01-May-12	Shaun Erick	1 - Good	approximate replacement cost is \$225. Wall mounted sink china lavatory c/w supply trim. VC wall sinks	1 - Rare	2 - Minor		
		Washroom Sinks	D2014-E		ea	3	\$ 250.0	0 1986	2012	30 \$	1,000.00	01-Mav-12	Shaun Erick	3 - Replacement	installed in the washrooms are worn and stained. Replace VC walls sinks. The approximate replacement cost is \$750.	3 - Possible	2 - Minor		
		Shop Sinks	D2014-F		ea	1	\$ 1,500.0		2012		2,500.00		Shaun Erick		Stainless steel shop sink c/w supply trim installed in the Garage.				
		Dalhkisha	D2015			4	¢ 750.0	0 1986	2012	20. #	1 000 00	01-May-12	Chaup Friels	2. Danlassmant	Enamel on cast iron bathtub with supply trim. Bathtubs is extremely worn and dated. Remove and install a shower stall. The state of the		2 Minor		
I	Domestic Water Distrib	Bathtubs ution	D2013	Includes all other specialty items associated with	ea	'	\$ 750.0	0 1900	2012	30 4	1,000.00	01-Way-12	Shaun Enck	3 - Replacement	approximate replacement cost is \$2000.	4 - Likely	2 - Minor		
		Piping Specialties (Backflow Preventers)		domestic water supply, including pipes, fittings valves,	ea	1	\$ 2,000.0	0 2008	2012	20 \$	3,000.00	01-May-12	Shaun Erick	1 - Good	Backflow preventer installed in the North greenhouse. The approximate replacement cost is \$2000.	1 - Rare	2 - Minor		
		Water Conditioning Equipment	D2022	For greenhouse applications.	ea	1	\$ 10,000.0	0 2008	2012	30 \$	15,000.00	01-May-12	Shaun Erick	1 - Good	Water equipment installed for greenhouse applications including filters, chemical feeds and pumps.		2 - Minor		
		Water Heaters	D2023		ea	1	\$ 1,800.0	0 2004	2012	20.\$	2 500 00	01-May-12	Shaun Erick	1 - Good	Gas fired domestic hot water heater. "Bradford White" m/n: M75-63J-2N-3 s/n: B04707496 75USg. 75,000BTUH The approximat replacement cost is \$1800.		2 - Minor		
															Electric fired domestic hot water heater. "Jetglas" m/n: MI12UT3SS13 s/n: LL3998195 12USg. 1500 Watts. The				
C	Other Plumbing System	Water Heaters ns	D2023	Considering any disconnection of described above a	ea	1	\$ 1,200.0	0 1994	2012	20 \$	2,000.00	01-May-12	Shaun Erick	1 - Good	approximate replacement cost is \$1200. Sump pump installed in the concrete bunker. The approximate	2 - Unlikely	2 - Minor		
CES - MECHA		Other Plumbing Systems	D2059	Special piping requirements not described above e.g. sump pumps.	ea	1	\$ 1,179.0	0 2000	2012	20 \$	2,000.00	01-May-12	Shaun Erick	1 - Good	replacement cost is \$1200.	2 - Unlikely	2 - Minor		
	Heat Generating Systen	ns		Cast iron sectional hot water boiler with certified															
		General Hot Water Boilers	D3022	components and construction, complete with burner and controls.	ea	1	\$ 22,000.0	0 1990	2012	30 \$	33,000.00	01-May-12	Shaun Erick	1 - Good	Hot water boiler. "Rendamax" m/n: W1H1G011002B s/n: 90-016 1,112,000BTUH The approximate replacement cost is \$25,000.		3 - Significant		
		Boiler Room Piping and Specialties	D3024	Piping and specialties necessary for installation and operation of boiler system e.g. glycol.	ea	1		2005	2012	25. \$	5,000.00	01-May-12	Shaun Erick	1 - Good	Boiler auxiliary equipment including expansion tanks, chemical fee and filter. Appears to have been recently replaced.	ed 2 - Unlikely	2 - Minor		
		Primary Pumps		Pumps and accessories for use in HVAC hydronic		2	\$ 1,800.0		2012		5,500.00		Shaun Erick		Boiler circulation pumps. The approximate replacement cost is \$3600.	2 - Unlikely			
1	Distribution Systems											·			Electric fans installed for greenhouse cooling and ventilation				
		Fans - Air Distribution General Exhaust Ventilation Systems	D3041-B D3045	Fans, ventilators, air handling units, for building	ea	8	\$ 250.0		2012		3,000.00		Shaun Erick		applications. The approximate replacement cost is \$2000. Exhaust fans to ventilate the North Greenhouse. The approximate replacement cost is \$10,000.				
		General Exhaust Ventilation Systems	D3045	mechanical exhaust systems.	ea	o	\$ 1,200.0	1900	2012	30 \$	14,500.00	01-May-12	Shaun Erick	i - G000	replacement cost is \$10,000. Exhaust fans installed to ventilate washrooms and storage areas. Exhaust fan installed in the Staff Washroom is not working. The 2	2 - Unlikely	∠ = IVIII IOI		
				Roof, exterior walls, washroom, special purpose rooms											other exhaust fans installed in the facility are worn and date. Replace all exhaust fans in the facility. The approximate				
1	Terminal and Package \	Fans: Exhaust Units	D3045-A	etc.	ea	3	\$ 250.0	0 1986	2012	30 \$	1,000.00	01-May-12	Shaun Erick	3 - Replacement	replacement cost is \$750.	5 - Imminent	2 - Minor		
		Fin Tube Radiation	D3055-C	Complete terminal unit with wall sleeve and controls.	linear foot	100	\$ 73.7	6 1986	2012	40 \$	11,000.00	01-May-12	Shaun Erick	1 - Good	Perimeter fin tube radiant panels. The approximate replacement cost is \$7500.	1 - Rare	2 - Minor		

sset Inventory							_	Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessme Date	nt Inspected B	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asse Repair (
				Complete electric or fossil fuel fired terminal unit with wall											Ceiling suspended, gas fired unit heaters. Garage: "Dunham Bush" m/n: N400-C s/n: 901050594 Old Boiler Room: "Dunham Bush" m/n: H-250-C s/n: 901050369 Planting Area: "Rosemex" - no info S. Greenhouse: 2 units - no info N. Greenhouse: 2 units - 'Modine' - no info Unit heaters installed in the facility vary in size and age. The				
		Unit Heaters	D3055-D		ea	7		1986	2012	30	\$ 9,500.00	01-May-12	Shaun Erick	3 - Replacement	approximate replacement cost is \$6500.	3 - Possible	2 - Minor		
				Complete electric or fossil fuel fired terminal unit with wall											Electric unit heater installed in Pesticide Storage is dated and worn Replace electric unit heater. The approximate replacement cost is				
		Unit Heaters	D3055-D	sleeve and controls.	ea	1	\$ 750.00	1986	2012	30	\$ 1.000.00	01-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
		General Package Units	D3058	Complete packaged units, with integral roof top curbs, factory-integrated controls, ductwork and accessories as necessary, including flue stacks. Single or multi-zone system. Reverse-cycle, water- or air-cooled terminal heat pumps. e.g. RTU.	ea	4	\$ 2,500.00		2012			0 01-May-12		3 - Replacement	Fan heater units installed to heat the greenhouses as required.	3 - Possible			
		General Fackage Units	D3036	pumps. e.g. KTO.	ea	-	\$ 2,500.00	1900		25	\$ 15,000.00	0 1-May-12	SHAUH EHCK	3 - Replacement	Walk in cooler complete with compressor and evaporator. The	3 - FUSSIDIE	Z - IVIII IOI		
		Split AC Units	D3058-B	Evaporators, condensers, controls, etc.	ea	1	\$ 7,000.00	2000	2012	25	\$ 10,500.00	01-May-12	Shaun Erick	1 - Good	approximate replacement cost is \$9000.	2 - Unlikely	2 - Minor		
	Controls and Instrumen			[Electric] [Pneumatic] temperature control systems used											Manual hardwired thermostats. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace with programmable units. The approximate replacement cost is				
ICES - FIRE/LI	LIFE/SAFETY & SECURIT	Heating Systems Controls	D3062-A	for building heating systems.	ea	4	\$ 100.00	1986	2012	30	\$ 500.00	01-Ma	y-12 Shaun Erick	3 - Replacement	\$540.	1 - Rare	2 - Minor		
	Fire Protection Specialt																		
		Fire Frate widelings	D4033		ea	_	\$ 95.00	0000	2012	00	¢ 4000.00	01-May-12	Ohana Falala	4 01	ABC type fire extinguishers installed throughout the facility.	2 - Unlikely	0. 14		
CES - ELECT		Fire Extinguishers	D4033		ea	1	\$ 95.00	2006	2012	30	\$ 1,000.00	0 1-May-12	Shaun Erick	1 - G000	Inspections were current.	2 - Unlikely	2 - IVIIIIOI		
	Electrical Service and D	istribution																	
				Protection equipment and metering devices for main distribution, including main distribution panel, breakers,											The main service was not located at the time of the assessment.				
		Main Electrical Switchboards	D5013		ea	1	\$ 5,000.00	1986	2012	40	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good		1 - Rare	3 - Significant		
		Branch Circuit Panelboards	D 5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	7	\$ 1,800.00	1986	2012	30	\$ 19,000.00) 01-May-12	Shaun Erick	3 - Replacement	Branch circuit panels installed in various areas throughout the facility. CCT Panel (Bsmt Storage) - 75% CCT Panel (Old Boiler Rm) - 55% CCT Panel (S. Corr to Greenhouse) - 50% CCT Panel (S. Corr to Greenhouse) - 100% CCT Panel (S. Corr to Greenhouse) - 100% CCT Panel (Pesticide Storage) - 90% CCT Panel (Pesticide Storage) - 90% Circuit panels in the facility are at approximately 80% capacity. Many circuit panels in the facility are at approximately and sin the greenhouse corridor are extremely weathered and worn. Retain an electrical consultant to analyze the electrical system and make recommendations for remediation. The approximate cost for consultant fees are \$5000. Suspended, surface and recessed fluorescent T-8 and CFL lighting	4 - Likely	2 - Minor		
		laterias Characasat Ciuturas	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens]	anuara faat	5000	¢ 600	2000	2012	20	£ 45,000,00	04 May 42	Shaun Erick	2. Fair	fixtures are installed in certain areas within the facility. CFL light fixture installed in the Storage Room by the washrooms is missing		2 - Minor	Replace light fixture installed in the Storage Room by the	\$
		Interior Fluorescent Fixtures Interior Special Purpose Lighting	D5022-A D5022-E	[strip light] [industrial] [commercial and institutional].	square foot ea	9	\$ 300.00	2008	2012			01-May-12 0 01-May-12	Shaun Erick		its lens. Plant grow lights installed in the North greenhouse.	2 - Unlikely 2 - Unlikely	2 - Minor	washrooms.	Φ
		<u> </u>	B=000	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment,				2005	0010		A 4000-		01	1 0 1	Wall mounted HID (high intensity discharge) fixtures. The	,			
	Communications and S	General Exterior Lighting	D5023	switches, wire, conduit, hookup.	ea	1	\$ 512.00	2000	2012	30	ъ 1,000.00	01-May-12	Shaun Erick	1 - Good	approximate replacement cost is \$550.				
		Security Systems	D5032	Boiler alarm.	ea	1	\$ 1,200.00	1990	2012	25	\$ 2,000.00	01-May-12	Shaun Erick	1 - Good	Boiler alarm including monitoring system.	2 - Unlikely	2 - Minor		
	Other Electrical System	s													Emergency everythin every consisting of illuminated and aller				
				Emergency lights at exits and access to exits, circulation											Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. Various exit sign lamps are not illuminated. The approximate replacement				
		Emergency Light Systems	D5091		square foot		\$ 1.10		2012			01-May-12	Shaun Erick		cost is \$6000.	2 - Unlikely		Relamp exit signs as required.	

sset Inventory								Value			C	Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	e Component Description	Unit	Quantity	Unit Cost	Install		Useful life	Asset	Assessment	Inspected By Overall C	ndition Comments	Frequency of			Ass
RUCTURAL	ricoci cub cuicgo.y	, asset compension	7.0001 0040	Sampanan Sasar puan		- Cuantity		Date	Valuation	(years)	Valuation	Date	moposica 2, o ronam c		failure	failure	Troopinionada mamionano	Repair
OCTORAL	Standard Foundations																	
				Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering														
	Slab On Grade	STANDARD FOUNDATIONS	A1010	or construction.		1800	\$ 4.50	1979	2012	100 \$	12,000.00	11-May-12	Shaun Erick 1 - Good	Cast in place concrete foundation.	1 - Rare	4 - Major		
l	Siab Oil Grade			Concrete mat, reinforced or not, poured on subgrade and														
ELOPE		SLAB ON GRADE	A1030	serving as a floor but not as a structural member.		1800	\$ 11.00	1979	2012	100 \$	29,500.00 0	11-May-12	Shaun Erick 1 - Good	Slab on Grade	1 - Rare	3 - Significant		
	Exterior Windows																	
		Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].		1100	\$ 55.00	1979	2012	40.5	S 91,000.00 0	11-May-12	Shaun Erick 3 - Replace	Double glazed, sealed fixed windows set in aluminum frames. Wall - 36 x 1'8" x 5', Roof - 56 panes of various sizes. (approximately 800sqft). appears that various windows installed in the facility have failed seals. Various windows on th roof are damaged. Replace exterior aluminum windows as required. The approximate replacement cost is \$61,000.	lt	2 - Minor		
	Exterior Doors			Standard steel doors: flush, hollow core, insulated,														
				thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines										2 x Painted exterior steel doors set in steel frame	•			
		Exterior Doors and Frames - Steel	B2032-A		ea	2	\$ 1,800.00	1979	2012	40 \$	5,500.00	1-May-12	Shaun Erick 2 - Fair	Paint finish is worn on exterior steel doors.	2 - Unlikely	2 - Minor	Repaint exterior steel doors.	\$
	Roof Coverings													Pre-finished sheet metal flashing. Sheet metal				
ERIORS		Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	90	\$ 3.99	1979	2012	40 5	5 500.00 0	1-May-12	Shaun Erick 3 - Replace	flashing is damaged and also missing in various areas. Replace sheet metal flashing. The	5 - Imminent	2 - Minor		
	Partitions	Constal Interior Windows	04047	Mindows in interior position-	aguar- f	204		1070	2040	50 0	70.000.00	May 40	Chaus Friels 4 C	Cooming along it at the district of A	4 De	2 Cignificant		
	Interior Doors	General Interior Windows	C1017	Windows in interior partitions.	square foot	384	\$ 135.00	19/9	2012	50 \$	78,000.00	ı -ıvıay-12	Shaun Erick 1 - Good	Seamless glazing installed in Viewing Area.	1 - Rare	3 - Significant		
		Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,700.00	1979	2012	40 \$	5 5,000.00 0	11-May-12	Shaun Erick 2 - Fair	Hollow steel interior doors with a painted finish s in painted steel frames complete with steel sidelights. Interior steel doors have a worn paint finish.	1 - Rare	2 - Minor	Repaint interior steel doors.	\$
														Interior aluminum doors set in aluminum frames.				
	Floor Finishes	Interior Doors and Frames - Aluminum	C1021-C		ea	2	\$ 2,500.00	1979	2012	40 \$	7,500.00	11-May-12	Shaun Erick 1 - Good	Doors are installed for entrance into the Bird Are	a. 1 - Rare	2 - Minor		
	FIOUI FIIIISHES	Tile Flooring	C3025-A		square foot	800	\$ 14.94	1979	2012	50 \$	3 18,000.00 0	11-May-12	Shaun Erick 2 - Fair	Mosaic tile flooring has been installed in the Bird Area. Tiles are missing in various areas of the birds area.	5 - Imminent	2 - Minor	Replace tiles as required in the Bird Area.	\$
VICES - PLUME	BING Domestic Water Distrib	aution										·						
	Sanitary Waste	Pumps	D2021-A	Waste Oil Floor Drains: Cast iron body, with sediment	ea	1	\$ 500.00	1990	2012	20 \$	S 1,000.00 0	11-May-12	Shaun Erick 3 - Replace	Water pump to fill Bird Area. Pump appears wor and corrosion was noted. Pump may fail expectantly. Replace pump to ensure expected operation. The approximate cost of replacement is \$500.	5 - Imminent	2 - Minor		
		E. D. D. 112	B0000 B	bucket, vent connection, checkered plate and bronze				4070	2010	50.4	4 500 00		0. 5:1		0 11 17 1			
/ICES - MECH	ANICAL	Floor Drains - Special Purpose Industrial	D2033-B	plug.	ea	1	\$ 3,000.00	1979	2012	50 \$	4,500.00 0	11-May-12	Shaun Erick 1 - Good	Special purpose floor drain to drain the Bird Area	. 2 - Unlikely	2 - Minor		
	Terminal and Package	Unit Heaters - Down Flow	D3055-D		ea	1	\$ 800.00	1979	2012	30 \$	6 1,000.00 0	01-May-12	Shaun Erick 3 - Replace	Electric unit heaters. Electric unit heaters have exceeded their forecasted life cycles. Replace	5 - Imminent	2 - Minor		
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	l ea	3	\$ 500.00	1979	2012	30 5	2,500.00	1-Mav-12	Shaun Erick 3 - Replace	electric unit heaters as required. The approxima ment replacement cost is \$1500.	e 5 - Imminent	2 - Minor		
		Unit Heaters - Electric		Complete electric or fossil fuel fired terminal unit with wall		2	\$ 500.00		2012		S 1,500.00 0	·	Shaun Erick 3 - Replace	Electric unit heaters installed in vestibules. Electric unit heaters appear worn and have exceeded their forecasted life cycles. Replace electric unit heaters installed in the vestibules.	5 - Imminent			
	Controls and Instrumer						, , , , , , , ,		· · · · ·		,	,	. 5					
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	6	\$ 100.00	1979	2012	30 \$	1,000.00	01-May-1	12 Shaun Erick 3 - Replacer	Manual thermostats installed for unit heaters. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace manual thermostats with programmable units for increased facility performance. The approximate cost of replacement in \$810.		2 - Minor		
ICES - ELECT	RICAL Electrical Service and D	Distribution																
				Protection equipment and metering devices for main														
		Main Electrical Switchboards	D5013	distribution, including main distribution panel, breakers, fuses, and meters.	ea	1	\$ 5,000.00	1979	2012	40 \$	7,500.00	11-May-12	Shaun Erick 1 - Good	Main switchgear 480/600V 400A 1 phase 3 wir		3 - Significant		
		Possil Civil Booth and	D5044	Branch circuit panelboards, including panelboard,			Ф. 4.000.00	4070	0040	00 (5 500 00 0	M May 40	Ohava Frield	Branch circuit panels. CCT Panel 90%, CCT Par 36%. Circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may	e	O. Minar	Retain electrical consultant to perform a functional analysis to ensure circuit panels are in	
	Lighting and Branch W	Branch Circuit Panelboards /iring	D5014		ea	2	\$ 1,800.00	19/9	2012	30 8	5,500.00 0	ri-iviay-12	Shaun Erick 2 - Fair	compromised.	2 - Unlikely	∠ - IVIINOF	proper working order.	\$
'		General Interior Lighting	D5022	Interior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	8	\$ 200.00	2000	2012	30 \$	S 2,500.00 0	11-May-12	Shaun Erick 2 - Fair	Wall mounted HID (high intensity discharge) fixtures are installed in the viewing area. Lights are covered in bird droppings.	2 - Unlikely	2 - Minor	Clean lights installed in the viewing area as required.	\$

Asset Inventory								Value				Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of U	Jseful life (years)	Asset Valuation	Assessment Date	Inspected By Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Interior Fluorescent Lighting		Suspended, surface and recessed fluorescent lighting fixtures are installed in certain areas within the facility.	square foot	800	\$ 1.50	2000	2012	30	\$ 2,000.00	01-May-12		Surface mounted compact fluorescent (CFL) light fixtures installed in the viewing area.		1 - Insignificant		

Asset Inventory								Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	unit cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	n Comments	Frequency o failure	f Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Standard Foundations																		
		STANDARD FOUNDATIONS		Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	Ea.	3	1000	1965	2012	100	\$ 4,500.00	08-Jun-12	Geoff Sarazin	1 - Good	Column footings.	1 - Rare	4 - Major		
	Slab On Grade																		
		Standard Slab On Grade		Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	1440	11	1965	2012	100	\$ 24,000.00	08- lun-12	Geoff Sarazin	1 - Good	Some light cracking.	2 - Unlikely	2 - Minor	Patch cracking as required.	\$ 250.00
ENVELOPE		Glandard Glab On Grade	Alooi	conditions and loading.	ILZ	1440	111	1300	2012	100	Ψ 24,000.00	00-3011-12	Geon Garazin	1 - G000	Some light cracking.	Z - Offlikely	Z - WIII IOI	r atcir cracking as required.	\$ 250.00
	Roof Construction																		
		ROOF CONSTRUCTION	B1020	Fiberglass Hexagonal Units	Ea.	9	625	1965	2012	100	\$ 8.500.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	3 - Significant		
		Interior Structure Supporting Roof	B1024		Ea.	3	960		2012	100	\$ 4,500.00	08-Jun-12	Geoff Sarazin			1 - Rare	4 - Major		
	Roof Coverings																		
	_	General Unit Roofing			ft2	1600	9.61		2012		\$ 23,000.00		Geoff Sarazin		Painted fiberglass panels. Paint finish is worn on roof panels.	2 - Unlikely		Repaint fiberglass roof panels.	\$ 500.00
		Metal Gutters And Downspouts	B3015-A	Roof Scuppers				1965	2012	30	\$ 4,500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - ELECT																			_
	Lighting and Branch W	iring																	
		General Exterior Lighting		Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	3		1965	2012	30	\$ 1,500.00	08-Jun-12	Geoff Sarazin	3 - Replacement	Several broken light fixtures within shelters. Replace the three existing exterior light fixtures with fixtures that have protected covers. Approximate replacement cost will be \$1500.	4 - Likely	2 - Minor		

				00.1	dition	,			Maintenance	Estimate	ed Capital Cost		
AEID Material	ApproxLenginu	Approx Width Iron	Approx Area mi	l Tip Halaids	Condition	igh Med Low Inspection	gate Area pictur	connents	182 Reconstruct AC	New Reconstruct Concrete	182 Recognitive tropes	3 Overto	ay AC 57.51
01-02-0101 CONCRETE	205	1.7	349	1	4	04/06/2012	1 1488_P_4	20m WITH CONDITION 2					
01-02-0102 CONCRETE	85	1.7	145	0	4	04/06/2012	1 1489_P_5						
01-02-0103 CONCRETE	100	1.7	170	0	4	04/06/2012	1	PORTIONS WITH CONDITION 5					
01-02-0104 CONCRETE	240	1.7	408	4	4	04/06/2012	1	APPROX. 50% CONDITION 5					
01-02-0105 CONCRETE	95	1.7	162	0	1	04/06/2012	1	PORTIONS WITH CONDITION 5					
		1.7	170	1	4		1	1 OKTIONS WITH CONDITION 3					
01-02-0106 CONCRETE	100			1	4	04/06/2012	1						
01-02-0107 ASPHALT	135	5.5	743	0	5	04/06/2012	1 1105 5 5						
01-02-0108 GRAVEL	54	3	162	0	5	04/06/2012	1 1485_P_5						
01-02-0109 ASPHALT	295	3.5	1033	1	5	04/06/2012	1 1484_P_5						
01-02-0110 CONCRETE	26	1.5	39	1	4	04/06/2012	1						
01-02-0111 ASPHALT	74	2.5	185	0	4	04/06/2012	1						
01-02-0112 ASPHALT	71	3	213	0	4	04/06/2012	1						
01-02-0113 CONCRETE	98	2	196	3	4	04/06/2012	1						
01-02-0114 ASPHALT	405	2.5	1013	1	4	04/06/2012	1 1486_P_4						
01-02-0115 CONCRETE	32	1.5	48	0	4	04/06/2012	1 1487_P_4						
01-02-0116 CONCRETE	31	1.5	47	1	4	04/06/2012	1						
01-02-0117 C/P	38	5.5	209	6	2	04/06/2012	1						
01-02-0117 G/F 01-02-0118 GRAVEL	89	3.5	312	0	4		1						
		3.5 1		0	4	04/06/2012	1						
01-02-0119 GRAVEL	185		185	1	4	04/06/2012	1						
01-02-0120 ASPHALT	152	2.5	380	0	4	04/06/2012	1						
01-02-0121 ASPHALT	79	2.5	198	2	2	04/06/2012	1 1492_P_2	APPROX 10m CONDITION 1	\$ 12,000				
01-02-0122 CONCRETE	81	1.5	122	6	3	04/06/2012	1						
01-02-0123 ASPHALT	100	1.5	150	1	2	04/06/2012	1 1491_P_2		\$ 9,000				
01-02-0124 CONCRETE	165	1.5	248	3	4	04/06/2012	1						
01-02-0125 ASPHALT	300	2.5	750	2	3 LOW	04/06/2012	1 1493_P_3					\$	1
01-02-0126 ASPHALT	60	2.5	150	2	2	04/06/2012	1	50% Condition 5	\$ 9,000				
01-02-0127 ASPHALT	90	2.5	225	0	3	04/06/2012	1	0070 Condition 0	ψ 0,000			\$	
01-02-0128 ASPHALT	20	2.5	50	0	5	04/06/2012	1					Ψ	
01-02-0129 ASPHALT	28	2.5	70	0	3	04/06/2012	1					\$	
				-	-		1		¢ 5,000			φ	
01-02-0130 ASPHALT	28	2.5	70	0	2	04/06/2012	1		\$ 5,000				
01-02-0131 GRAVEL	94	1.5	141	0	3	04/06/2012	1						
01-02-0132 CONCRETE	115	2	230	3	3 HIGH	04/06/2012	1						
01-02-0133 CONCRETE	80	1.7	136	0	4	04/06/2012	1						
01-02-0134 CONCRETE	87	1.5	131	0	4	04/06/2012	1						
01-02-0135 CONCRETE	32	2	64	0	5	04/06/2012	1						
01-02-0136 CONCRETE	32	2	64	0	5	04/06/2012	1						
01-02-0137 ASPHALT	87	2	174	10	1	04/06/2012	1 1494_P_1		\$ 11,000				
01-02-0138 CONCRETE	68	6	408	5	4	04/06/2012	1		Ψ 11,000				
01-02-0139 CONCRETE	35	1.7	60	0	A	04/06/2012	1						
				0	4		1						
01-02-0140 DIRT	50	1.3	65	U	3	04/06/2012	1						
01-02-0141 CONCRETE	73	2.5	183	1	4	04/06/2012	1						
01-02-0142 CONCRETE	25	1.7	43	0	4	04/06/2012	1						
01-02-0143 CONCRETE	65	2.5	163	1	4	04/06/2012	1						
01-02-0144 CONCRETE	90	2	180	1	4	04/06/2012	1						
01-02-0145 ASPHALT	470	3.5	1645	1	5	04/06/2012	1						
01-02-0146 ASPHALT	35	2.5	88	0	3	04/06/2012	1					\$	
01-02-0147 DIRT	25	5	125	0	5	04/06/2012	1						
01-02-0148 CONCRETE	22	1.7	37	1	4	04/06/2012	1						
01-02-0149 CONCRETE	85	1.7	145	3	5	04/06/2012	1						
01-02-0150 CONCRETE	70	1.7	119	2	3	04/06/2012	1						
01-02-0151 CONCRETE	55	1.7	94	3	4	04/06/2012	1						
				-	4		1						
01-02-0152 CONCRETE	40	1.5	60	2	4	04/06/2012	1	DODITIONS WITH CONTRITION O					
01-02-0153 CONCRETE	80	1.7	136	10	4 LOW	04/06/2012	1	PORTIONS WITH CONDITION 3					
01-02-0154 DIRT	60	1	60	1	4	04/06/2012	1						
01-02-0155 DIRT	47	1.5	71	1	4	04/06/2012	1						
01-02-0156 DIRT	97	1	97	2	4	04/06/2012	1						
01-02-0157 DIRT	104	1	104	2	4	04/06/2012	1						
0.020.0.2				0	4	04/06/2012	1						
01-02-0158 DIRT	10	1.5	15	2	4	04/06/2012							

ntory				Con	dition			Maintenance Estimate	ed Capital Cost	
								Limite	Ju Jupitui 998t	
	ApproxLeague	n Tweet le	Applot Alea fr	A Trip Hazards	ndition	Med Low gricon D	ke Area Sichule Mo.	struct AC struct Conclude	182 Reconstitute to Agolus	arlay AC \$2Hm2
AEID Materit	Approv	Approx	Appron	TipHi	Condit. High	in special	Area Pricture Comm	182 Recuselling 185 Recuselling	187 Decourante	3 Overlas
02-02-0202 GRAVEL	90	3.5	315	0	3	04/06/2012	2	1,43 1,43	7 7 7 0	, , O
02-02-0203 GRAVEL	160	1.5	240	0	4	04/06/2012	2			
02-02-0204 CONCRETE	22	2	44	2	3	04/06/2012	2			
02-02-0205 GRAVEL	89	1.7	151	0	4	04/06/2012	2			
02-02-0206 CONCRETE 02-02-0207 CONCRETE	60 170	1.5 1.5	90 255	3	4 4 HIGH	04/06/2012 04/06/2012	2			
02-02-0207 CONCRETE 02-02-0208 CONCRETE	80	1.5	120	1	4 HIGH 4	04/06/2012	2 2			
02-02-0209 CONCRETE	120	1.5	180	2	4	04/06/2012	2			
02-02-0210 CONCRETE	20	1.5	30	1	3	04/06/2012	2			
02-02-0211 CONCRETE PAVING	80	1.5	120	1	4	04/06/2012	2			
02-02-0212 STONE/CONCRETE	110	6.5	715	5	4 LOW	04/06/2012	2			
02-02-0213 GRAVEL 02-02-0214 GRAVEL	60 95	1.7 1.7	102 162	0	4	04/06/2012 04/06/2012	2			
02-02-0214 GRAVEE 02-02-0215 CONCRETE	145	1.5	218	0	5	04/06/2012	2			
02-02-0216 CONCRETE	160	1.5	240	2	4	04/06/2012	2			
02-02-0217 CONCRETE	70	1.5	105	1	4	04/06/2012	2			
02-02-0218 CONCRETE 02-02-0219 CONCRETE	17 22	1.5 1.5	26 33	0	4	04/06/2012 04/06/2012	2			
02-02-0219 CONCRETE 02-02-0220 GRAVEL	90	1.5	135	0	4	04/06/2012	2			
	30	1.0	100	3	7	57/00/2012				
03-02-0301 ASPHALT	265	5.5	1458	0	5	04/06/2012	3			
03-02-0302 GRAVEL	50	3	150	0	4	04/06/2012	3			
03-02-0303 ASPHALT	165	3	495	0	4	04/06/2012	3			
03-02-0304 CONCRETE 03-02-0305 ASPHALT	85 575	1.5 2	128 1150	0	4	04/06/2012 04/06/2012	3			
03-02-0306 AGI TIAET	240	1.5	360	0	5	04/06/2012	3			
03-02-0307 CONCRETE	260	1.5	390	0	5 LOW	04/06/2012	3 1510_P_5			
03-02-0308 CONCRETE	165	3	495	1	3	04/06/2012	3 1509_P_3			
03-02-0309 CONCRETE	110	3	330	3	4 HIGH	04/06/2012	3			
03-02-0310 CONCRETE 03-02-0311 CONCRETE	45 40	3	135 120	0	3	04/06/2012 04/06/2012	3			
03-02-0312 CONCRETE	80	1.5	120	0	4	04/06/2012	3			
03-02-0313 CONCRETE	18	2	36	0	3 HIGH	04/06/2012	3 MULTIPLE TRIP HAZARDS			
03-02-0314 CONCRETE	55	2.5	138	0	4	04/06/2012	3			
03-02-0315 CONCRETE	60	1.5	90	0	4	04/06/2012	3			
03-02-0316 CONCRETE 03-02-0317 CONCRETE	105 55	3 7.5	315 413	0	5	04/06/2012 04/06/2012	3			
03-02-0317 CONCRETE	105	7.5	210	0	4	04/06/2012	3 15% CONDITION 3, 15% CONDITION 5			
03-02-0319 CONCRETE	110	2.5	275	0	4 HIGH	04/06/2012	3			
03-02-0320 CONCRETE	55	7.5	413	0	5	04/06/2012	3			
03-02-0321 CONCRETE	95	1.5	143	0	4 HIGH	04/06/2012	3			
03-02-0322 CONCRETE 03-02-0323 CONCRETE	130 185	1.5 1.5	195 278	0	3	04/06/2012 04/06/2012	3			
03-02-0323 CONCRETE	55	2.5	138	0	5	04/06/2012	3			
03-02-0325 PATIO BLOCKS	45	0.6	27	0	4	04/07/2012	3			
03-02-0326 PATIO BLOCKS	42	1.2	50	3	3	04/07/2012	3			
03-02-0327 PATIO BLOCKS	30	4	120	3	3	04/07/2012	3			Φ
03-02-0328 ASPHALT 03-02-0329 ASPHALT	190 185	3	570 555	0	3 4	04/06/2012 04/06/2012	3			\$ 15
03-02-0329 ASFTIALT 03-02-0330 CONCRETE	15	1	15	2	3	04/00/2012	3			
03-02-0331 CONCRETE	8	1	8	3	4	04/07/2012	3			
03-02-0332 CONCRETE	35	3	105	0	4	04/07/2012	3			
03-02-0333 CONCRETE	40	2.5	100	1	4	04/07/2012	3			
03-02-0334 CONCRETE 03-02-0335 CONCRETE	8 40	5 2.5	40 100	2	4	04/07/2012 04/07/2012	3 APPROX 20m CONDITION 3			
03-02-0333 CONCRETE	30	2.5	75	3	2	04/07/2012	3	\$ 6,00)	
03-02-0337 CONCRETE	225	1.5	338	3	4	04/07/2012	3	\$ 0,00	-	
03-02-0338 CONCRETE	40	1.5	60	1	4	04/06/2012	3			
03-02-0339 CONCRETE	40	1.5	60	0	1	04/06/2012	3			

ventory				Condition	on				Maintenance	10 110		
									Estimate	d Capital Cost		
	m let	n) un	a			3 %			,C contrate	(ADOSed		25lm2
	ApproxLength	orot with tr	not Alea m	Tip Hatards	Condition	high med Low hispection lake	Area Picture	No.	185 Reculsing	182 Recousing Fixonics	3 Overlay AC	20
AEID Materia	APPIC	APPIC	Appro	Trip I.	cona.	High. Inspe	Area Pictur	Comi	185 Feco geoly, 185 Feco Light,	187 Seco Couc.	3 Overte	
03-02-0341 CONCRETE	80	1.5	120	4	4	04/07/2012	3	·				
03-02-0342 CONCRETE	25	1	25	0	5	04/07/2012	3					
03-02-0343 CONCRETE	80	1.5	120	4	4	04/07/2012	3					
03-02-0344 CONCRETE	50	1.5	75	0	5	04/07/2012	3					
03-02-0345 CONCRETE 03-02-0346 CONCRETE	75 45	1.5 1.5	113 68	0	5 5	04/07/2012 04/07/2012	3					
03-02-0346 CONCRETE 03-02-0347 CONCRETE	66	1.8	119	5	3	04/07/2012	3					
03-02-0347 CONCRETE	85	1.3	111	9	4	04/07/2012	3					
03-02-0349 CONCRETE	220	2.3	506	10	4	04/07/2012	3					
03-02-0350 CONCRETE	30	1.8	54	9	4	04/07/2012	3					
03-02-0351 CONCRETE	50	1.5	75	4	4	04/07/2012	3					
03-02-0352 CONCRETE	70	2.5	175	4	4	04/07/2012	3					
03-02-0353 CONCRETE	15	2.5	38	3	3	04/07/2012	3					
03-02-0354 CONCRETE	15	2.5	38	0	5	04/07/2012	3					
03-02-0355 CONCRETE	20	2	40	0	4	04/07/2012	3					
03-02-0356 CONCRETE	100	2.5	250	1	4	04/07/2012	3					
03-02-0357 CONCRETE 03-02-0358 EXPOSED CONCRETE	240	1.8	432	1 2	2	04/07/2012	3			\$ 15,000		
03-02-0358 EXPOSED CONCRETE 03-02-0359 CONCRETE	130 75	1.5 1.5	195 113	3	4	04/07/2012 04/07/2012	3			φ 15,000		
03-02-0339 CONCILIE	7.5	1.5	113	3	4	04/01/2012	3	APPROX 10% CONDITION 2, APPROX 40%				
03-02-0360 EXPOSED CONCRETE	38	35.5	1349	4	3	04/07/2012	3	CONDITION 4				
03-02-0361 CONCRETE	7	30	240	4	3	04/07/2012	3					
03-02-0361 CONCRETE	250	2.3	575	5	4	04/07/2012	3					
03-02-0363 CONCRETE	95	3	285	7	2	04/07/2012	3 1514_P_2		\$ 22,000			
03-02-0364 CONCRETE	45	1.5	68	5	4	04/07/2012	3					
								APPROX 10 PANELS CONDITION 3, APPROX				
03-02-0365 CONCRETE	160	1.5	240	0	4	04/07/2012	3	40 PANELS CONDITION 5				
03-02-0366 CONCRETE	55 15	1.5	83	2	4	04/07/2012	3					
03-02-0367 CONCRETE 03-02-0368 CONCRETE	15 190	1.5 1.5	23 285	0	4	04/07/2012 04/07/2012	3	APPROX 10 PANELS SEVERELY CRACKED				
03-02-0368 CONCRETE	30	1.5	285 45	0	4	04/07/2012	3	ALL NOA TO FAINELS SEVERELT GRACKED				
03-02-0309 CONCRETE	145	2	290	0	4	04/07/2012	3					
03-02-0371 CONCRETE	45	2.5	113	0	4	04/07/2012	3					
03-02-0372 CONCRETE	31	22	682	0	5	04/07/2012	3					
03-02-0373 CONCRETE	60	3	180	2	3	04/07/2012	3					
03-02-0374 CONCRETE	45	1.5	68	2	4	04/07/2012	3					
03-02-0375 CONCRETE	30	1.5	45	0	4	04/07/2012	3					
03-02-0376 CONCRETE	25	1.8	45	3	4	04/07/2012	3					
03-02-0377 CONCRETE	30	2	60	3	4	04/07/2012	3					
03-02-0378 CONCRETE	35 160	1.8	63	7	4	04/07/2012	3					
03-02-0379 CONCRETE 03-02-0380 CONCRETE	160 75	1.5 1.5	240 113	1	4	04/07/2012 04/07/2012	3					
03-02-0380 CONCRETE 03-02-0381 CONCRETE	135	1.8	243	2	4	04/07/2012	3					
03-02-0381 CONCRETE	30	1.5	45	5	3	04/07/2012	3					
03-02-0383 CONCRETE	70	1.5	105	5	3	04/07/2012	3					
03-02-0384 CONCRETE	20	1.5	30	2	2	04/07/2012	3		\$ 3,000			
03-02-0385 CONCRETE	45	2	90	1	4	04/07/2012	3					
03-02-0386 CONCRETE	80	1.5	120	1	3	04/07/2012	3					
03-02-0387 GRAVEL	135	5	675	0	5	04/07/2012	3					
03-02-0388 CONCRETE	20	1.8	36	0	5	04/07/2012	3					
03-02-0389 GRAVEL	115	1	115	0	2	04/07/2012	3					
03-02-0390 CONCRETE 03-02-0391 GRAVEL	295 115	1.5 1.5	443 173	0	5 3	04/07/2012 04/07/2012	3					
03-02-0391 GRAVEL 03-02-0392 ASPHALT	210	3	630	0	3 4	04/07/2012	3					
03-02-0392 ASPHALT	380	3	1140	0	3	04/07/2012	3				\$	29
03-02-0393 ASITIALT 03-02-0394 CONCRETE	45	1.3	59	0	5	04/07/2012	3				¥	23
03-02-0395 GRAVEL	70	1.3	91	0	2	04/07/2012	3					
03-02-0396 CONCRETE	30	1.5	45	3	4	04/07/2012	3					
03-02-0397 CONCRETE	80	1.5	120	3	4	04/07/2012	3					
03-02-0398 CONCRETE	45	2	90	1	3	04/07/2012	3					
03-02-0399 CONCRETE	195	1.5	293	3	4	04/07/2012	3					

03-02 03-02 03-02	neil material	not Leadin W									d Capital Cost		
03-02 03-02 03-02	io eria												
03-02 03-02 03-02	o sid									, cote	_{ge} d		
03-02 03-02 03-02	o gial	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	n) twidth (m)	Approx Area mi			/ , / ,	s / /	ζ.	conci	CAPOSINA		ogly.
03-02 03-02 03-02	o cital	engti	width	, teal.	Tip Hazards	/ • /	Med Low Inspection Da	,0.	net h	nict 0	11ct F 2901.		رقي
03-02 03-02 03-02	(X)	Oth	otak	,0 ⁺ R	Hala	Condition High	Med actio.	Kieg Signification Confinence	nstra	netral	anstituete	100	³ K
03-02 03-02 03-02	AEID Materie	P bb ₁	APPI	APPI	Tip.	Cont. High	Inspe	Keg bictur	182 recreedil	18 reco 1/3/1	18 rec Cour	3 Over	
03-02	02-0400 CONCRETE	350	1.5	525	5	4	04/07/2012	3 APPROX 10 PANELS HEAVED OR SPALLED	, , , ,	/ · · · · · · · ·		, , ,	
03-0	02-0401 GRAVEL	325	3.5	1138	0	5	04/07/2012	3					
02.0	02-0402 GRAVEL	105	1.6	168	1	3	04/07/2012	3					
03-0	02-0403 CONCRETE	65	1	65	0	4	04/07/2012	3					
03-0	02-0404 CONCRETE	150	1	150	0	5	04/07/2012	3					
03-0	02-0405 CONCRETE	90	1.5	135	0	4	04/07/2012	3					
03-0	02-0406 CONCRETE	80	2.3	184	4	3 HIGH	04/07/2012	3					
03-0	02-0407 CONCRETE	330	1.3	429	0	4	04/07/2012	3 1505_P_4					
	02-0408 GRAVEL	127	1	127	0	4	04/07/2012	3					
03-0	02-0409 GRAVEL	370	3	1110	0	4	04/07/2012	3					
	02-0410 GRAVEL	280	3.3	924	3	3	04/07/2012	3					
	02-0411 GRAVEL	100	3	300	0	4	04/07/2012	3					
03-0	02-0412 GRAVEL	260	2.5	650	0	4 LOW	04/07/2012	3					
	If under construction give					_							
03-0	02-0413 a rating of 5	186	15.5	2883	0	5	04/06/2012	3 1508_P_NA UNDER CONSTRUCTION					
	OS OFOIL CONCEPTE	470	4.0	206	2	E	04/06/0040	4					
	02-0501 CONCRETE 02-0502 CONCRETE	170	1.8	306	0	5 5	04/06/2012	4					
	02-0502 CONCRETE 02-0503 ASPHALT	200 755	1.5	300 2265	0	5	04/06/2012 04/06/2012	4					
	02-0504 ASPHALT	480	1.3	624	0	1	04/06/2012	4	\$ 38,000				
	02-0505 ASPHALT	150	2	300	0	4 HIGH	04/06/2012	4	Ψ 30,000				
	02-0506 CONCRETE	35	1.8	63	1	4 HIGH	04/06/2012	4					
	02-0507 CONCRETE	105	2	210	2	4 HIGH	04/06/2012	4					
0.10.	CONCRETE/PAVING	100		2.10	_	1 111011	0 1/00/2012						
04-0	02-0508 STONE			430	8	4 HIGH	04/06/2012	4					
	02-0509 CONCRETE	70	2.5	175	0	5	04/06/2012	4					
	02-0510 CONCRETE	135	1.8	243	2	3	04/06/2012	4					
	02-0511 CONCRETE	210	1.5	315	1	2	04/06/2012	4		\$ 24,000			
	CONCRETE/PAVING												
04-0	02-0512 STONE			150	7	4 HIGH	04/06/2012	4					
04-0	02-0513 DIRT	170	1.3	221	2	3	04/06/2012	4					
	02-0514 ASPHALT	35	1.7	60	0	5	04/06/2012	4					
04-0	02-0515 CONCRETE	35	2.5	88	0	5	04/06/2012	4					
	02-0516 CONCRETE	90	2	180	4	4	04/06/2012	4					
	02-0517 CONCRETE	35	2.5	88	2	4	04/06/2012	4					
	02-0518 CONCRETE	385	2.2	847	2	4	04/06/2012	4					
	02-0519 CONCRETE	50	1.7	85	7	4	04/06/2012	4					
	02-0520 CONCRETE	20	1.3	26	3	4	04/06/2012	4					
	02-0521 CONCRETE	22	1.5	33	10	4	04/06/2012	4					
	02-0522 CONCRETE	145	1.8	261	2	5	04/06/2012	4					
	02-0523 CONCRETE	73	1.8	131	5	4	04/06/2012	4					
	02-0524 CONCRETE	115	1.8	207	0	5 4 HIGH	04/06/2042	4					
	02-0525 CONCRETE 02-0526 CONCRETE	220 305	1.8 1.8	396 549	12 13	4 HIGH 4 HIGH	04/06/2012 04/06/2012	4 4 1496 P 4					
	02-0527 CONCRETE	220	1.8	396	12	4 HIGH 4	04/06/2012	4 1490_F_4					
	52 GOZI GONONETE	220	1.0	330	14	7	07/00/2012	<u> </u>					
05-0	02-0601 GRAVEL	75	3	225	0	4	04/06/2012	5 1503_P_4					
	02-0602 GRAVEL	60	3	180	0	4	04/06/2012	5					
	02-0603 GRAVEL	90	3	270	0	4	04/06/2012	5					
	02-0604 ASPHALT	545	3.5	1908	5	3	04/06/2012	5				\$	
	02-0605 ASPHALT	15	1.5	23	0	3	04/06/2012	5				\$	
	02-0606 EXPOSED CONCRETE	50	1.5	75	2	4	04/06/2012	5					
	02-0607 GRAVEL	160	2	320	0	3	04/06/2012	5					
	02-0608 GRAVEL	115	1.8	207	0	3	04/06/2012	5					
	02-0609 GRAVEL	100	2.5	250	0	3	04/06/2012	5					
05-0	02-0610 GRAVEL	135	4	540	0	3	04/06/2012	5					
05-0	02-0611 ASPHALT	170	3	510	2	2	04/06/2012	5 1502_P_2 CONVERTED FROM ROAD TO PATH	\$ 31,000				
	02-0612 ASPHALT	490	3	1470	7	3	04/06/2012	5 1501_P_3				\$	
	02-0614			0		5	04/06/2012	5 UNDER CONSTRUCTION					
	02-0615 02-0616			0		5 5	04/06/2012 04/06/2012	5 UNDER CONSTRUCTION 5 UNDER CONSTRUCTION					

nventory					Con	dition				Maintenance	Estimate	d Capital Cost		
AEI	D Material	Apport Langua L	Approx matrice	Applot Area I	ni Trip Hatards	condition high	ned Low use pection C	pre Victin	e Mo.	182 Zeconstruct AC	182 Zeronstrut Concrete	AST RECONSTRUCTED SOUTH	3 Overt	ay AC sizinii
05-02-06		•	4.	0		5	04/06/2012	5	UNDER CONSTRUCTION	/ (, (- 3	,	,,,,	
	01 EXPOSED CONCRETE	365	1.5	548	11	4	04/06/2012	6						
	02 GRAVEL 03 CONCRETE	540 43	3 1.8	1620 77	0	2 4 HIGH	04/06/2012 04/06/2012	6 1497_P_2 6						
	04 CONCRETE	202	1.8	364	0	4 HIGH 4	04/06/2012	6	APPROX 10% CONDITION 3					
	05 CONCRETE	45	1.8	81	0	4 HIGH	04/06/2012	6 1499 P 4	ALL ROX 10/0 CONDITIONS					
	06 CONCRETE	130	1.8	234	0	4	04/06/2012	6 1498_P_4						
06-02-070	07 CONCRETE	110	9	990	4	4 HIGH	04/06/2012	6						
06-02-070	08 GRAVEL	275	1.5	413	0	2	04/06/2012	6						
06-02-070		180	3	540	0	4	04/06/2012	6						
	10 ASPHALT	440	3	1320	7	3	04/06/2012	6					\$	33,0
07-02-080	01 ASPHALT	302	3.3	997	0	4	04/07/2012	7						
	02 CONCRETE	35	3.3	105	3	4	04/07/2012	7						
	03 CONCRETE	83	1.7	141	6	4 HIGH	04/07/2012	7						
	04 CONCRETE	28	1.7	48	7	4	04/07/2012	7						
07-02-080	05 CONCRETE	100	1.7	170	2	4 HIGH	04/07/2012	7						
	06 CONCRETE	195	1.7	332	6	4 HIGH	04/07/2012	7						
	07 CONCRETE	115	2.6	299	0	4	04/07/2012	7						
	08 ASPHALT	620	3.5	2170	6	3	04/07/2012	7					\$	55,0
	09 ASPHALT	155	3.5	543	1	2	04/07/2012	7		\$ 33,000				
	10 ASPHALT	755	3.5	2643	8	3	04/07/2012	7					\$	67,
	11 ASPHALT	165	3	495	0	4	04/07/2012	7						
	12 CONCRETE	55	3.5	193	0	5	04/07/2012	7						
	13 CONCRETE 14 CONCRETE	129 85	1.7 3	219 255	0	5	04/07/2012 04/07/2012	7						
	15 PAVING STONE	8	5	40	0	3 4	04/07/2012	7						
	16 CONCRETE	90	2	180	0	5	04/07/2012	7						
	17 CONCRETE	75	1.3	98	1	5	04/07/2012	7						
	18 CONCRETE	10	2	20	0	5	04/07/2012	7						
07-02-08	19 CONCRETE	8	2	16	1	3	04/07/2012	7						
07-02-082	20 CONCRETE	275	2.5	688	3	4	04/07/2012	7						
	21 CONCRETE	96	2.5	240	5	3	04/07/2012	7						
	22 CONCRETE	180	3.5	630	1	5	04/07/2012	7						
	23 CONCRETE	410	3.5	1435	0	5	04/07/2012	7						
07-02-082	24 ASPHALT			770	0	4	04/07/2012	7	ISOLATED AREAS WITH MINOR CRACKING,					
07-02-082	25 CONCRETE	1468	4.5	6606	0	5	04/07/2012	7	SPALLING AND POP OUTS (LESS THAN 2%)					
	26 ASPHALT	90	2.5	225	0	5	04/07/2012	7						
	27 CONCRETE	155	2.5	388	1	5	04/07/2012	7						
	28 CONCRETE	23	2.5	58	5	3	04/07/2012	7						
	29 CONCRETE	105	2.5	263	10	3	04/07/2012	7						
	30 CONCRETE 31 CONCRETE	70	2.5 2.5	175 275	2	3	04/07/2012	7						
	31 CONCRETE 32 CONCRETE	110 240	2.5	600	0	3	04/07/2012 04/07/2012	7 1515_P_3						
	33 CONCRETE	32	2.5	80	1	3	04/07/2012	7 1515_F_3						
	34 CONCRETE	90	2.5	225	0	5	04/07/2012	7						
	35 CONCRETE	250	2.5	625	5	3	04/07/2012	7						
	36 CONCRETE	80	2.5	200	6	2	04/07/2012	7 1521_P_2	APPROX 20% CONDITION 2		\$ 15,000	1		
	37 CONCRETE	95	2.5	238	0	5	04/07/2012	7						
	38 ASPHALT	42	2	84	0	3	04/07/2012	7					\$	3,0
	39 CONCRETE	150	2.5	375	0	4	04/07/2012	7						
	40 ASPHALT	30	2.5	75	2	3	04/07/2012	7					\$	2,
	41 CONCRETE	90	2.5	225	4	4	04/07/2012	7						
	42 CONCRETE	150	2.5	375	6	4	04/07/2012	7						
	43 CONCRETE 44 CONCRETE	140 150	2.5 2.5	350 375	4	4	04/07/2012 04/07/2012	7						
	44 CONCRETE 45 CONCRETE	266	2.5 4	1064	11	5	04/07/2012	7						
	46 CONCRETE	66	2	132	1	2	04/07/2012	7			\$ 10,000	1		

Asset Inventory				Со	ndition				Maintenance	Estima	ed Capital Cost		
Atil Material	Approx Length In	Approximent	Appot Area fr	i, 2 Trip hadards	Condition kies	Med Low Inspection Day	a Area	Sichhe No.	182 Apergraftur AC	,ø ^{te}	Ast Recording trooped	3 Over	AC SZHRIZ
07-02-0847 CONCRETE	56	1.8	101	0	5	04/07/2012	7						
07-02-0848 CONCRETE	68	2.5	170	4	2	04/07/2012	7			\$ 13,00	0		
07-02-0849 CONCRETE	40	2.5	100	1	4	04/07/2012	7	APPROX 6 PANELS CONDITION 2					
07-02-0850 CONCRETE 07-02-0851 CONCRETE	425	3	1275	0	4 HIGH 5	04/07/2012	7						
07-02-0851 CONCRETE	50 40	1.5	150 60	0	3	04/07/2012 04/07/2012	7						
07-02-0853 CONCRETE	140	2.5	350	5	3 1	04/07/2012	7	APPROX 20 PANELS CONDITION 3					
07-02-0853 CONCRETE	40	2.3	80	0	5	04/07/2012	7	ALL ROX 20 LANCES CONDITION 5					
07-02-0855 CONCRETE	50	2.5	125	0	4	04/07/2012	7						
07-02-0856 CONCRETE	18	1.5	27	0	5	04/07/2012	7						
07-02-0857 CONCRETE	70	1.5	105	1	4	04/07/2012	7						
07-02-0858 GRAVEL	65	1.5	98	1	3	04/07/2012	7						
07-02-0859 CONCRETE	100	1.5	150	0	5	04/07/2012	7						
07-02-0860 CONCRETE	145	2.5	363	0	3	04/07/2012	7	APPROX 20 PANELS CONDITION 2					
07-02-0861 CONCRETE	735	2	1470	0	5	04/07/2012	7						
07-02-0862 ASPHALT	205	2.5	513	0	3	04/07/2012	7					\$	13,000
07-02-0863 CONCRETE	320	2	640	0	5	04/07/2012	7						
07-02-0864 CONCRETE	120	2	240	3	5	04/07/2012	7						
07-02-0865 GRAVEL	40	2	80	0	4	04/07/2012	7						
07-02-0866 CONCRETE	110	2.5	275	0	5	04/07/2012	7						
07-02-0867 CONCRETE 07-02-0868 CONCRETE	50	1.8	90	0	5	04/07/2012	7						
07-02-0868 CONCRETE	282 200	2 2.5	564 500	2	4 HIGH	04/07/2012 04/07/2012	7						
07-02-0869 CONCRETE	315	3	945	0	4 nign 5	04/07/2012	7						
07-02-0870 CONCRETE	45	1.75	79	0	4	04/07/2012	7						
07-02-0872 CONCRETE	315	2	630	0	5	04/07/2012	7						
07-02-0873 CONCRETE	63	2	126	4	4	04/07/2012	7						
07-02-0874 CONCRETE	827	3	2481	0	4 HIGH	04/07/2012	7	MODERATE TO SEVERE GAP IN JOINT					
07-02-0875 CONCRETE	107	2	214	0	5	04/07/2012	7						
07-02-0876 CONCRETE	100	2.8	280	0	5	04/07/2012	7						
07-02-0877 CONCRETE	105	4.7	494	0	5	04/07/2012	7						
07-02-0878 CONCRETE	105	2	210	0	5	04/07/2012	7	MODERATE SPALDING					
07-02-0879 CONCRETE	58	2	116	0	5	04/07/2012	7						
07-02-0880 CONCRETE	65	1.5	98	3	4	04/07/2012	7						
AREA 8	225	2	675	4	2	04/07/2042	0					ф.	17.000
08-02-0901 ASPHALT 08-02-0902 ASPHALT	225 40	3	675 80	1	3	04/07/2012 04/07/2012	8					\$	17,000 2,000
08-02-0902 ASPHALT 08-02-0903 CONCRETE	65	2	130	2	3 4	04/07/2012	8					φ	2,000
08-02-0903 CONCRETE	120	1.5	180	3	4	04/07/2012	8						
08-02-0905 CONCRETE	30	1.8	54	0	5	04/07/2012	8						
08-02-0906 ASPHALT	38	1.2	46	0	5	04/07/2012	8						
08-02-0907 CONCRETE	8	1.5	12	1	4	04/07/2012	8						
08-02-0908 ASPHALT	25	1.5	38	0	4	04/07/2012	8						
08-02-0909 ASPHALT			0	0	5	04/07/2012	8						
08-02-0910 CONCRETE	15	1.2	18	1	4	04/07/2012	8						
08-02-0911 CONCRETE	80	2.5	200	0	4 HIGH	04/07/2012	8						
08-02-0912 GRAVEL	55	1.5	83	1	4	04/07/2012	8						
08-02-0913 CONCRETE	75	3	225	1	5	04/07/2012	8						
08-02-0914 ASPHALT	9	2.5	23	0	3	04/07/2012	8	DD AND NEW				\$	1,000
08-02-0915 ASPHALT	200	3	600	0	5	04/07/2012	8	BRAND NEW					
08-02-0916 CONCRETE	80	2.5	200	2	4	04/07/2012	8						
08-02-0917 CONCRETE 08-02-0918 CONCRETE	270 235	3	810 705	5	3	04/07/2012 04/07/2012	8						
08-02-0919 CONCRETE	35	3	105	2	3	04/07/2012	8						

Asset Inventory					Value					Condition				Risk		Maintenance		
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost Install Dat	Year of	Useful life	Asset Valua	ation		Inspected B	Overall Condition	n Comments	Frequency of	Consequence o		Asset	Repair Cost
						Valuation	(years)							failure	failure			
Standard Foundations	STANDARD FOUNDATIONS																	
	Perimeter Foundation Insulation		-		1964	2012						N - Not Accessible						
Special Foundations	Parging and Insulation		-	-	1964	2012						N - Not Accessible						
·	Pile Foundations		Ea.	25	4000 1964	2012	75	\$ 100	0,000			N - Not Accessible						
Slab On Grade											Geoff Sarazin							
	Standard Slab On Grade	Cast in place concrete slab	m ³	33	\$ 1,450 1964	2012	75	\$ 47	7 850	06-Jun-12	and Milagro Vaquerano	2 - Fair	Floor is damaged and scaling in some locations	1 - Rare	3 - Significant	Patch and repair floor	\$	3,000
Substructure	Standard Glab Off Grade	Cast in place concrete slab	111	33	ψ 1,430 1304	2012	15	Ψ τ	7,000	00-5011-12		2 - 1 811	Some locations	1 - Itale	5 - Olgrinicarit	r atori and repair nooi	Ψ	3,000
											Geoff Sarazin and Milagro							
	Concrete Walls	Concrete walls.	m ³	16	\$ 2,350 1964	2012	75	\$ 37	7,765	06-Jun-12	Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
											Geoff Sarazin and Milagro							
	Wet Well	Below grade concrete walls	m ³	41	\$ 2,350 1964	2012	75	\$ 95	5,175	06-Jun-12		N - Not Accessible		1 - Rare	3 - Significant			
Floor and Wall Construction																		
											Geoff Sarazin and Milagro							
	Mezzanine Construction	Small mezzanine constructed of concrete	m ³	2	1700 1964	2012	75	\$ 3	3,400	06-Jun-12	Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
Roof Construction	ROOF CONSTRUCTION																	
	NOOL CONSTRUCTION										Geoff Sarazin							
	Interior Structure Supporting Roof	Concrete roof (included in overlook floor).	_	_	1964	2012	75			06-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
Exterior Doors	interior offuciare oupporting R001	Consists foor (included in Overlook 1001).	+		1304	2012	1.0			SS GUIFTE		1 0000		i itale	, maignineant			
											Geoff Sarazin and Milagro		Threshold is chipped - rust on					
	Exterior Doors and Frames - Steel	Steel Door	Ea.	1	\$ 1,825 1964	2012	40	\$		06-Jun-12		1 - Good	frame.	1 - Rare	1 - Insignificant			
	Door Hardware - Exterior	Handle and deadbolt	Ea.	1	\$ 130 1964	2012	40	\$	130	06-Jun-12								
Stair Construction	OTAID CONOTRICATION																	
	STAIR CONSTRUCTION										Geoff Sarazin							
	Metal Stair Construction	Steel stairs.	Ea.	1	\$ 7,800 1964	2012	50	e -	7 900	06-Jun-12	and Milagro Vaquerano	1 - Good		1 Poro	1 Incignificant			
	Wetai Staii Construction	Steel Stalls.	Ea.		\$ 7,000 1904	2012	50	Φ '	7,000	06-Juli-12	Geoff Sarazin	1 - G000		1 - Rare	1 - Insignificant			
	Stair Handrails	Steel handrails	m	2	\$ 525 1964	2012	50	\$	1 050	06-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
	Ctall Haridians	Oteer Haridrans			ψ 323 1304	2012	30	Ψ	1,000	00-5411-12	Geoff Sarazin	1 - 0000		1 - Ivaic	i - inaignincan			
	Stair Landing	Mini platform is loose, needs to be tightened.	m ²	1	\$ 1,300 1964	2012	50	\$	1 300	06-Jun-12	and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
Wall Finishes	Ctail Landing	min platform to focco, freedo to be tigritoriou.			1,000 1004	2012	00	•	1,000	00 0011 12				2 Offinitory	2 Million			
											Geoff Sarazin and Milagro							
El Ental	Concrete Wall Finishes	Unpainted concrete walls	-	-	1964	2012	75			06-Jun-12		1 - Good		1 - Rare	1 - Insignificant			
Floor Finishes											Geoff Sarazin							
	Concrete Floor Finish	Concrete floor, lowest level, with wooden screen cove	2	10	\$ 20 1964	2012	75	s	200	06-Jun-12	and Milagro	0 Fair		1 - Rare	2 - Minor			
Ceiling Finishes	Concrete Floor Finish	Concrete floor, lowest level, with wooden screen cove	113111	10	\$ 20 1904	2012	75	Þ	200	06-Jun-12	Vaquerano			i - Kale	Z - IVIII IOI			
											Geoff Sarazin and Milagro							
	Concrete Ceiling Finishes	Unpainted concrete ceiling	-	-	1964	2012	75			06-Jun-12		1 - Good		1 - Rare	1 - Insignificant			
Metal Hoist																		
											Geoff Sarazin							
	Lifting Hook	Steel Lifting Loop	Ea.	2	650 1964	2012	75	\$	1,300	06-Jun-12	and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
D																		
Pumps																install pump on base as		
													Pump 1 was rebuilt in 2012.			recommended by pump manufacturer. Current mounting		
													Work included changing the			with steel angle is loose.		
	Pump 1	Vertical turbine pump	Ea.	1	\$ 25,000 1964	2012	30	\$ 24	5 000	06-Jun-12	Greg Schmidt	2 - Fair	shaft seal to water lubrication from an oil drip.	2 - I Inlikely	1 - Insignificant	Vibration will shorten the pump's service life.	\$	3,000
	Tump I	Totalea talomo pamp	Lu.		Ψ 20,000 1304	2012	00	Ψ 20	0,000	00 0011 12	Grog Commun	Z ruii	nom an on anp.	2 Offinitory	1 moignilount	install pump on base as	Ψ	0,000
																recommended by pump manufacturer. Current mounting		
																with steel angle is insufficient.		
	Pump 2	Vertical turbine pump	Ea.	1	\$ 25,000 1964	2012	30	\$ 25	5,000	06-Jun-12	Greg Schmidt	2 - Fair		2 - Unlikelv	1 - Insignificant	Vibration will shorten the pump's service life.	\$	3,000
Piping & Valves					, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			. 20	,,,,,,	, 	J =		Instruments are installed on the		2.3			2,000
													discharge piping. They appear to					
													be flow switches. The wires have			Domovo flow avitation in the		
	Piping	Painted steel pipe	Lot	1	\$ 4,000 1994	2012	50	\$ 4	4,000	06-Jun-12	Greg Schmidt	1 - Good	been cut but the switches are sti installed.		1 - Insignificant	Remove flow switches in the piping and replace with plugs.	\$	500
	150 mm Gate Valves	Pump house isolation valves near exterior wall	Ea.		\$ 2,500 1964	2012	30	\$ 5	5,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	150 mm Check Valves	Check valves on pump discharges Pressure gauges to measure pump discharge	Ea.	2	\$ 4,000 1964	2012	30	\$ 8	8,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	Pressure Indicators	pressure	Ea.	2	\$ 500 1994	2012	30	\$	1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	75 mm Pressure Relief Valves	Hydraulically actuated valves on pump discharge header to protect from over pressure	Ea.	2	\$ 2,000 1994	2012	20	\$ 4	4.000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
	150 mm Butterfly Valves	Isolation valves for pump discharge	Ea.	3	\$ 800 1994	2012	30	\$ 2	2,400	06-Jun-12	Greg Schmidt	1 - Good			1 - Insignificant			
	75 mm Butterfly Valves	Isolation valves for pressure relief valves	Ea.	2	\$ 500 1994	2012	30	\$	1,000			1 - Good	Slide gate valve installed below					
	600 mm Slide Cata Valua	Clide gets valve to inclote the most mall forces the last	E.	4	¢ 10,000 1001	2012	20	\$ 10	0.000	06 lun 10	Cros Cabasi II	N. Not Assess?	the water line. Not able to asses		1 Ingiesifies			
	600 mm Slide Gate Valve	Slide gate valve to isolate the wet well from the lake	⊏a.	1	\$ 10,000 1964	2012	30	φ 10	0,000	06-Jun-12	Gred Schmidt	N - Not Accessible	condition.	1 - Rare	1 - Insignificant			

Asset Inventory							/alue					Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quanti	y Ur	nit Cost	Install Date	Year of	Useful life	Asset Va	luation	Assessment Date	Inspected By	Overall Condition	Comments		f Consequence of	Recommended Maintenance	Asset Repair Cost
								Valuation	(years)						Screens installed below the	failure	failure		
															water line. Not able to assess				
	Screens	Coarse flat panel screens	Ea.	6	\$	1,000	1964	2012	25	\$	6,000	06-Jun-12	Greg Schmidt	N - Not Accessible	condition.	1 - Rare	1 - Insignificant		
Electrical Service and Distribution																			
	Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$	2,500	1964	2012	20	\$	2,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
															Auto controls for pumps are not				
		Miscellaneous power distribution panels and junction													functional. Pumps are started				
	Power Distribution Panels	boxes	Lot	1	\$	2,000	1964	2012	20	\$	2,000	06-Jun-12	Greg Schmidt	1 - Good	and stopped manually.	1 - Rare	2 - Minor		
	Main Transformer	25 kVA transformer for pump house power	Ea.	1	\$	2,000	1964	2012	20	\$	2,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

Asset Inventory		_			Value				Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Co	st Install Date	Year of Valuation	Useful life (years)	Asset Valuation	on Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		1		_	•	•	•		<u>'</u>	<u>.</u>		<u>'</u>	Tantaro			
STANDARD FOUNDATIONS																
Perimeter Foundation Insulation		-	-								N - Not Accessib					
Parging and Insulation		-	-								N - Not Accessib	e 				
Pile Foundations		-	-								N - Not Accessib	e				
SLAB ON GRADE																
OLAD ON ORADE																
Oten deed Olek On One de Bronne haven	Ocation Pilease Comments	m ³	_		450 4070	0040	75	. 40.0	00 07 1 40	Geoff Sarazin and	4 0		4. Davis	0. Min.s.		
Standard Slab On Grade - Pump house	Cast in Place Concrete	m.	/	\$ 1,	450 1972	2012	75	\$ 10,00	63 07-Jun-12	Milagro Vaquerano	1 - G000		1 - Rare	2 - Minor		
Pump house Walls	Cast in Place Concrete	m ³	19	\$ 2.3	350 1972	2012	75	\$ 44.6	50 07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Tump nouse viale	Gust in Flace Consiste		10	Ψ 2,	1072	2012	70	Ψ 44,00	00 01 0uii 12		. 0000		1 Italio	o oigimount		
Powerhouse Walls	Double Wythe Brick Wall Construction	m ²	31	\$	400 1972	2012	75	¢ 12.4	00 07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 Cood		1 - Rare	2 Cignificant		
Fowerhouse waiis	Double Wythe Brick Wall Construction	1111	31	Ψ.	400 1972	2012	75	Φ 12,40	00 07-Juli-12	willagio vaquelalio	1 - G000		i - Raie	3 - Significant		
	Concrete slab - some cracks and	3			700 4070	2010				Geoff Sarazin and		Concrete has cracks and honeycombing in	. 5	0 0 7		
Upper Roof Construction - Powerhouse	honeycombing on underside	m ³	4	\$ 1,	700 1972	2012	75	\$ 6,80	00 07-Jun-12	Milagro Vaquerano	2 - Fair	underside	1 - Rare	3 - Significant	Repair honeycombing in roof slab	\$ 2,00
ion																
	Wooden handrails, metal lower guardrails	,														
	with metal netting. Steel stairs with steel	'								Geoff Sarazin and						
Exterior Stairs and Handrails	grading supported on steel members.	m	54	\$	200 2001	2012	50	\$ 10,86	60 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
										Geoff Sarazin and						
	(Grating)	m ²	25	\$ 1,	300 2001	2012	50	\$ 32,63	30 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	3 sections with 2" x 6" deck material. Rail made of 4" x 4" posts, top rail consists of									Geoff Sarazin and						
Wood Dock	2" x 4" and 2" x 6".	m ²	25	\$	72 2001	2012	25	\$ 1,80	00 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
ROOF CONSTRUCTION																
										Geoff Sarazin and						
Exterior Roof - Powerhouse	Cone shaped, blue metal sheeting.	m ²	13	\$	325 2001	2012	40	\$ 4,3	75 07-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
										Geoff Sarazin and		Lower portion of cement wall (NE corner)				
Brick Exterior Walls - Powerhouse	Standard brick walls	m ²	31	\$	325 1972	2012	75	\$ 9,9	78 07-Jun-12	Milagro Vaquerano	1 - Good	chipped off.	1 - Rare	3 - Significant		
										Geoff Sarazin and						
Concrete Exterior Walls - Pump house	Unpainted Concrete Walls	-	-		1972	2012	75		07-Jun-12	Milagro Vaquerano	1 - Good	Few bugholes.	1 - Rare	3 - Significant		
										Geoff Sarazin and						
Exterior Soffits	White metal cladding	m ²	12	\$	325 2001	2012	40	\$ 3,90	00 07-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
										Geoff Sarazin and						
Exterior Doors and Frames - Steel - Powerhouse	Vented steel door, louver on door	Ea.	1	\$ 1,	825 1972	2012	40	\$ 1,83	25 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Double door frame floor panelling inside &	3.								Geoff Sarazin and						
Exterior Doors and Frames - Steel - Pump house	out	Ea.	1	\$ 2,	850 1972	2012	40	\$ 2,8	50 07-Jun-12	Milagro Vaquerano	1 - Good	Rusted	2 - Unlikely	2 - Minor		
										Geoff Sarazin and						
Door Hardware - Exterior - Powerhouse	Lever handle, Dead bolt, door louvres	Ea.	1	\$	130 1972	2012	40	\$ 1:	30 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
										Geoff Sarazin and						
Door Hardware - Exterior - Pump house	Lever handle, Dead bolt	Ea.	1	\$	130 1972	2012	40	\$ 1:	30 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	All are brick walls except for the west wall	ı								Geoff Sarazin and						
Concrete Wall Finishes - Powerhouse	which is wooden	m ²	6	\$	33 1972	2012	25	\$ 19	98 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
										Geoff Sarazin and						
Concrete Wall Finishes - Pump house	Painted Concrete	m ²	60	\$	20 1972	2012	10	\$ 1,20	00 07-Jun-12	Milagro Vaquerano	1 - Good	Few bug holes	2 - Unlikely	3 - Significant		
										Geoff Sarazin and						
Concrete Floor Finish - Powerhouse	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
										Geoff Sarazin and		Concrete around wooden floor access				
Concrete Floor Finish - Pump house	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Milagro Vaquerano	1 - Good	chipping away	2 - Unlikely	2 - Minor		
										Geoff Sarazin and		Concrete has cracks and honeycombing in				
Concrete Ceiling Finishes - Powerhouse	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Milagro Vaquerano	2 - Fair		2 - Unlikely	4 - Major		
												Concrete cracked and chipped around hooks				
										Geoff Sarazin and		exposing aggregate finish. Few rusted bolts				
Concrete Ceiling Finishes - Pump house	Painted Concrete	m ²	13	\$	20 1972	2012	10	\$ 20	60 07-Jun-12	Milagro Vaquerano	1 - Good	in ceiling has caused rust staining.	2 - Unlikely	4 - Major		
										Geoff Sarazin and						
Monorail - 1/2 ton - Pump house	1/2 ton hoist on trolley	m	12	\$	650 2001	2012	75		00 07-Jun-12	Milagro Vaquerano				3 - Significant		

Asset Inventory		_			Value				Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	n Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair Co
ump 1	600 gpm pump for irrigation	Ea.	1		1972	2012	30		07-Jun-12	Greg Schmidt	1 - Good		2 - Unlikely	1 - Insignificant		
	3		-											·g		
ump 2	750 gpm pump for powerhouse cooling	Ea.	1		1972							Pump is used for legislative building cooling. Not owned or maintained by WCA.				
	Horizontal split case centrifugal pump - no	0										Pump is used for legislative building cooling.				
rump 3	longer in service	Ea.	1		1972							Not owned or maintained by WCA.				
iping	Painted steel pipe	Lot	1	\$ 5.000	1072	2012	50		07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
ping	T difficult officer pipe	LOI		\$ 5,000	1972	2012	30		07-Juli-12	Crog Commut	1 - 0000		1 - Itale	1 - Ilisigiilicani		
50 mm Gate Valves	Isolation valves in pump discharge piping	Ea.	3	\$ 2,500	1972	2012	30	\$ 7,50	0 07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
50 mm Check Valves	Check valves on pump discharges	Ea.	2	\$ 4,000	1972	2012	30	\$ 8,00	0 07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
00 mm Check Valve	Check valve on out of service pump	Ea.	1		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
00 mm Gate Valve	Isolation valve on out of service pump	Ea.	1		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
	Hydraulically actuated valve on powerhouse pump discharge header to															
5 mm Angle Pressure Relief Valve	protect from over pressure	Ea.	2		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
5 01 0 0 0 0					1070	20.40			0.07.1.40	One or Only and the		One valve appears to be acting as an isolation valve for the new globe style valve. Valves should be replaced with manual isolation valves and a new pressure relief			Replace valves with isolation valves and install one	
75 mm Globe Pressure Relief Valve	Angle style valve to prevent over pressure Pressure gauges to measure pump	e Ea.	1	\$ 2,000	1972	2012	20	\$ 2,00	0 07-Jun-12	Greg Schmidt	2 - Fair	valve installed on Pump 1.	1 - Rare	2 - Minor	hydraulically actuated valve	\$ 1,0
ressure Indicator	discharge pressure	Ea.	3	\$ 500	1972	2012	30	\$ 150	0 07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
ressure mulcator	districtings product	La.	3	ψ 500	1372	2012	30	Ψ 1,50	0 07-3011-12	Orog Commut	1 - 0000	Screen is installed below water level and	I - Itale	1 - magnineant		
creens	Flat panel screen on inlet to wet well	Ea.	1	\$ 1,000	1972	2012	25	\$ 1,00	0 07-Jun-12	Greg Schmidt		condition could not be assessed.	1 - Rare	1 - Insignificant		
ribution	Power supply for pumps and other															
Main Distribution Panel	equipment	Ea.	1	\$ 2.000	1072	2012	20	\$ 2.00	0 07-Jun-12	Greg Schmidt	1 - Good	Panel has been upgraded recently.	1 - Rare	2 - Minor		
nani Distribution Faller	Miscellaneous power distribution panels	Ed.	1	φ ∠,000	1312	2012	20	φ 2,00	U UI-JUII-12	Greg Scrimit	i - G000	Debris on electrical components on pump	i - Raie	Z - IVIII IUI		
Power Distribution Panels	and junction boxes	Lot	1	\$ 2,500	1972	2012	20	\$ 2.50	0 07-Jun-12	Greg Schmidt	1 - Good	house level.	1 - Rare	2 - Minor		
	Main transformer for pump house power			_,,				. 2,00		, and the second		Transformer appears to have been installed				
Nain Transformer	supply	Ea.	1	\$ 2,000	1972	2012	20	\$ 2.00	0 07-Jun-12	Greg Schmidt	1 - Good	recently.	1 - Rare	2 - Minor		

Asset Inventory						Value				Condition	1			Risk		Maintenance		
Asset Category Asset Su	ub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost Install	Date Year of Valuation U	seful life (years) Asset	t Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Rep	air Co
TRUCTURAL												Condition		tallure	of failure			
Standard F	Foundations	OTANDADD FOLINDATIONS																
		STANDARD FOUNDATIONS Perimeter Foundation Insulation										N - Not Accessib	le					
		Parging and Insulation										N - Not Accessib						
Special Fo		5" - 1"		_	100	1,000	10010											
Slab On G		Pile Foundations		Ea.	36	4000 1967	2012	75 \$	144,000			N - Not Accessib	le					
											Geoff Sarazin and							
0.1		Standard Slab On Grade	Cast in Place Concrete floor slab	m ³	29	\$ 1,450 1967	2012	75 \$	42,050	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Substructu	ure										Geoff Sarazin and							
		Concrete Walls	Concrete walls	m ³	9	\$ 2,350 1967	2012	75 \$	21,150	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
				3							Geoff Sarazin and							
IVELOPE		Wet Well	Below grade concrete walls	m ³	41	\$ 2,350 1967	2012	75 \$	96,350	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
	Wall Construc	tion																
				2							Geoff Sarazin and	_	One stair severely					
Roof Cons		Exterior Stairs and Handrails	Cast in Place Stairs on Concrete Beam	m ³	3	\$ 2,600 1967	2012	75 \$	7,800	06-Jun-12	Milagro Vaquerano	3 - Replacement	damaged	3 - Possible	3 - Significant	Repour single stair riser	\$	1,00
Kool Colls	Struction										Geoff Sarazin and							
		Interior Structure Supporting Roof	Concrete roof (included in overlook floor)	-	-	1967	2012	75		06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major			
Exterior W	Valls										Geoff Sarazin and							
		Exterior walls finish	Unpainted concrete walls	_	_	1967	2012	75		06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
Exterior Do		Exterior walls liftion	Onpainted consider waits			1007	2012	70		00 0011 12		1 0000		2 Official	2 Willion			
				_							Geoff Sarazin and		Some corrosion, damage				_	
		Exterior Doors and Frames - Metal	Single metal door	Ea.	1	\$ 1,825 1967	2012	40 \$	1,825	06-Jun-12	Milagro Vaquerano Geoff Sarazin and	2 - Fair	on exterior	2 - Unlikely	2 - Minor	Replace door	\$	1,00
		Door Hardware - Exterior	Dead bolt	Ea.	1	\$ 130 1967	2012	40 \$	130	06-Jun-12	Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor			
ERIORS																		
Wall Finish	hes										Geoff Sarazin and							
		Concrete Wall Finishes	Unpainted Concrete walls	_	_	1967	2012	75		06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
Floor Finis	shes																	
		Occupate Floor Field	Harrist 10 and the			4007	0040	7.5		00.140	Geoff Sarazin and Milagro Vaguerano	4 0		4	4 1			
	_	Concrete Floor Finish	Unpainted Concrete floors	-	-	1967	2012	75		06-Jun-12	Geoff Sarazin and	1 - G000		1 - Rare	1 - Insignificant			
			Wooden Screens	m ²	3	\$ 33 1967	2012	25 \$	99	06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
				2							Geoff Sarazin and							
Ceiling Fin	niehoe		Screens - Grating	m ²	0.5	\$ 1,300 1967	2012	50 \$	650	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Cenning i in	illolles										Geoff Sarazin and							
		Concrete Ceiling Finishes	Unpainted Concrete ceiling	-	-	1967	2012	75		06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
OISTING EQUIPMENT Metal Hois	o.																	
Wetai Hois	5 L										Geoff Sarazin and							
		Lifting Hooks	Steel loops cast into roof above pumps	Ea.	2	\$ 650 1967	2012	50 \$	1,300	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
RVICES - MECHANICAL																		
Pumps													Pump 1 was repulit in					
													2012. Work included					
													changing the shaft seal to			Install tubing to direct and water		
		Pump 1	Vertical turbine pump	Ea.	1	\$ 30,000 1968	2012	30 \$	30,000	06-Jun-12	Greg Schmidt	2 - Fair	water lubrication from an oil drip.	2 - Unlikely	1 - Insignificant	Install tubing to direct seal water	\$	500
		Pump 2			1	\$ 30,000 1968	2012	30 \$		06-Jun-12		2 - Fair		2 - Unlikely	1 - Insignificant		Ψ	300
Piping & V											· · ·			Í	, , ,			
		Piping	• • • • • • • • • • • • • • • • • • • •	Lot	1	\$ 5,000 1968	2012	50 \$		06-Jun-12		1 - Good		1 - Rare	1 - Insignificant			
	_	150 mm Check Valves		Ea.	2	\$ 4,000 1968	2012	30 \$	8,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
		Pressure Indicators	Pressure gauges to measure pump discharge pressure	Ea.	2	\$ 500 1968	2012	30 \$	1 000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	-	Trossure maioators	Hydraulically actuated valves on pump	Lu.	_	Ψ 000 1000	2012	σο φ	1,000	00 0uii 12	Creg Commut	1 0000		Truic	i moigrimount			
			discharge header to protect from over															
		75 mm Pressure Relief Valves 150 mm Butterfly Valves		Ea. Ea.	3	\$ 2,000 1968 \$ 800 1968	2012 2012	20 \$ 30 \$		06-Jun-12 06-Jun-12		1 - Good 1 - Good		1 - Rare 1 - Rare	2 - Minor 1 - Insignificant			
		130 mm Butterny Valves	isolation valves for pump discharge	La.	3	\$ 600 1908	2012	30 φ	2,400	00-Juli-12	Greg Scrimital	1 - G000		i - Naie	i - irisigriilicani			
		75 mm Butterfly Valves	Isolation valves for pressure relief valves	Ea.	2	\$ 500 1968	2012	30 \$	1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
													Gate valve installed below					
			Gate valve on inlet pipe to wet well from										the water line. Not able to					
		450 mm Gate Valve		Ea.	1	\$ 8,000 1968	2012	30 \$	8.000	06-Jun-12	Greg Schmidt			1 - Rare	1 - Insignificant			
						,,,,,			-,		3		Drain from filters goes to		J			
													the floor. Recommend					
	,	Water Filters	Rain Bird self-backwashing filters	Ea.	2	\$ 8,000 2010	2012	15 \$	16 000	06-Jun-12	Greg Schmidt	1 - Good	installing piping to drain water.	2 - I Inlikely	1 - Insignificant			
		vvalor i mors	realit bild sell backwashing litters	Lu.	_	ψ 0,000 2010	2012	10 ψ	10,000	00 0uii 12	Creg Commut	i Coou	Screens installed below	2 Official	i moigrimount			
		_		_				_					the water line. Not able to					
RVICES - ELECTRICAL		Screens	Coarse flat panel screens	Ea.	6	\$ 1,000 1968	2012	25 \$	6,000	06-Jun-12	Greg Schmidt		assess condition.	1 - Rare	1 - Insignificant			
	Service and Di	stribution																
2.001041			Power supply for pumps and other															
		Main Distribution Panel	equipment	Ea.	1	\$ 2,500 1968	2012	20 \$	2,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
													Auto controls for pumps are not functional. Pumps					
			Miscellaneous power distribution panels										are started and stopped					
		Power Distribution Panels	and junction boxes	Lot	1	\$ 2,000 1968	2012	20 \$	2,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
		Main Transformer	25 kVA transformer for pump house power	Ea.	1	\$ 2,000 1968	2012	20 \$		06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			

t Inventory							Value			Condition				Risk		Maintenance	
set Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation Useful life (years	Asset Valuation	n Assessment Date	Inspected By	Overall	Comments		of Consequence of		Asset Repair C
CTURAL	,		The product of the second		, , ,				/		.,,	Condition		failure	failure	Maintenance	
JIUNAL	Standard Foundations																
		STANDARD FOUNDATIONS															
											Geoff Sarazin and						
		Perimeter Foundation Insulation					1979?	2012		07-Jun-12	Milagro Vaquerano	N - Not Accessible					
											Geoff Sarazin and						
		Parging and Insulation					1979?	2012		07-Jun-12	Milagro Vaquerano	N - Not Accessible					
	Special Foundations										Geoff Sarazin and						
		Pile Foundations					1979?	2012		07-Jun-12	Milagro Vaquerano	N - Not Accessible					
	Slab On Grade	The Foundations					1010.	2012		or duit 12	willagio vaquerario	14 TAGE / TOGESSIBIO					
		SLAB ON GRADE															
											Geoff Sarazin and						
		Standard Slab On Grade	Cast in Place Concrete	m ³	2	\$ 1,450	1979?	2012 7	75 \$ 2,90	0 07-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
OPE																	
	Floor and Wall Construc	ction									0						
		Exterior Walls	Concrete Walls	m^3	7	\$ 2,350	10702	2012 7	75 \$ 16,45	0 07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 Good		1 - Rare	2 - Minor		
	Roof Construction	Exterior walls	Concrete Walls	111	,	φ 2,330	13/3!	2012	5 φ 10,45	0 07-Juli-12	willagio vaquelalio	1 - G000		1 - Naie	Z = IVIII IOI		
	rtoor oonstruction										Geoff Sarazin and						
		Interior Structure Supporting Roof	Flat roof, concrete slab - precast planks	m ³	3	\$ 1,700	1979?	2012 7	75 \$ 5,10	0 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
											Geoff Sarazin and						
		Exterior Soffits	Underside of precast plank	-	-		1979?	2012 7	75	07-Jun-12	Milagro Vaquerano	2 - Fair	Exposed joints between planks	2 - Unlikely	2 - Minor		
	Exterior Doors																
		Exterior Doors and Frames - Metal	Circula restal de se			£ 4.005	40700	2042	10 6 4 00	5 07 1 40	Geoff Sarazin and	0 5-:-	th - f	O Hallisto	4		
		Door Hardware - Exterior	Single metal door	Ea. Ea.	1		1979? 1979?		10 \$ 1,82 10 \$ 13	5 07-Jun-12	Milagro Vaquerano	z - Fair	some rust on the frame	2 - Unlikely	1 - Insignificant		
	Roof Coverings	Door Haidware - Exterior		La.		Ψ 130	1373:	2012	ιο ψ	0							
	itooi oo toimigo										Geoff Sarazin and		lashing installed approximately	5			
		Flashings, Trim and Fascia	Metal Flashing over edge of precast plank	r m	12	\$ 3	1979?	2012 4	10 \$ 3	6 07-Jun-12	Milagro Vaquerano		rears ago.				
RS																	
	Stair Construction																
		1 - 11 -	Dala and Advallants	-		0 0 500	10700	2040		0 07 1 40	Geoff Sarazin and	4 0		4 5	4 1		
		Ladder	Below ground steel ladder	Ea.	1	\$ 6,500	1979?	2012 5	50 \$ 6,50	0 07-Jun-12	Milagro Vaquerano Geoff Sarazin and	1 - G000		1 - Rare	1 - Insignificant		
		Steel Hatch	Steel Hatch	Ea.	1	\$ 6,500	10702	2012 7	75 \$ 6,50	0 07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Wall Finishes	Oteel Hatch	Steel Hatch	La.		Ψ 0,300	1373:	2012	υ,υ	0 07-3uii-12	willagio vaquelalio	1 - 0000		Z - Officery	1 - maigrimeant		
	Train I millione										Geoff Sarazin and						
		Concrete Wall Finishes	Unpainted Concrete	-	-		1979?	2012 7	' 5	07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Floor Finishes																
											Geoff Sarazin and						
		Concrete Floor Finish	Unpainted Concrete	-	-		1979?	2012 7	75	07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Ceiling Finishes										Geoff Sarazin and						
		Concrete Ceiling Finishes	Unpainted Concrete	_			1979?	2012 7	75	07-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
G EQUIPM		Concrete Gening Finances	Cripanited Concrete	_			1373:	2012	3	07-3un-12	willagio vaquerario	1 - 000u		2 - Offlikely	1 - maigrimeant		
o	Metal Hoist																
											Geoff Sarazin and					Replace Hoist beam in	
		Hoist Beam		m		\$ 650	1979?	2012 7	75 \$ 1,95	0 07-Jun-12	Milagro Vaquerano	2 - Fair	Rusted	3 - Possible	2 - Minor	next 5 years	\$
S - MECH	ANICAL																
	Pumps																
		Pump 1	Vertical turbine pump	Ea.	1	\$ 35,000	1979?	2012 3	35,00	0 07-Jun-12	Greg Scmidt	2 - Fair		2 - Unlikely	1 - Insignificant		
	Piping & Valves																
		Piping	Painted steel pipe		1	\$ 2,000	1979?	2012 5	50 \$ 2,00	0 07-Jun-12		1 - Good		1 - Rare	1 - Insignificant		
		150 mm Check Valve	Check valves on pump discharge	Ea.	1	\$ 4,000	1979?	2012	30 \$ 4,00	0 07-Jun-12	Greg Scmidt	1 - Good		1 - Rare	1 - Insignificant		
		150 mm Butterfly Valve	Isolation valves for pump discharge	Ea.	1	\$ 800	1979?	2012 3	80 \$ 80	0 07-Jun-12	Greg Scmidt	1 - Good		1 - Rare	1 - Insignificant		
			Pressure gauges to measure pump														
		Pressure Indicator	discharge pressure	Ea.	1	\$ 500	1979?	2012 3	30 \$ 50	0 07-Jun-12	Greg Scmidt	1 - Good		1 - Rare	1 - Insignificant		
			Hydraulically actuated valves on pump														
		400 D D-li-f \/-li	discharge header to protect from over			¢ 0.500	40700	2042	0 6 0 5	0 07 1 40	One of Considt	4 04		4 Dave	4 Instruction		
		100 mm Pressure Relief Valve	pressure Slide gate valve to isolate the wet well	Ea.	1	\$ 2,500	19/9?	2012 2	20 \$ 2,50	0 07-Jun-12	Greg Scmidt	1 - Good		1 - Rare	1 - Insignificant		
		750 mm x 900 mm Slide Gate Valve	from the lake	Fa	1	¢ 15.000	10702	2012	00 % 15 00	0 07 Jun 12	Grea Somidt	2 - Fair		1 Pore	1 Incignificant		
				Ea.		\$ 15,000				0 07-Jun-12				1 - Rare	1 - Insignificant		
S - ELECT		Screens	Coarse flat panel screens	Lot	1	\$ 1,000	19/91	2012	25 \$ 1,00	U		N - Not Accessible		1 - Rare	1 - Insignificant		
3 - ELEU	Electrical Service and D	histribution															
	Liectrical Service and D	ขอน เมนนิบที	Power supply for pumps and other														
		Main Distribution Panel	equipment	Ea.	1	\$ 1,500	1979?	2012	20 \$ 1,50	0 07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		main Distribution Failer	odarbinoni	La.	-												
		Power Distribution Panels	and junction boxes	Lot	4	\$ 1,000	40700	2012	20 \$ 1,00	0 07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

sset Inventory				Value			(Condition				Risk		Maintenance		
Asset Category	gory Asset Component	Component Description	Unit Quantity	Unit Cost Install Da	te Year of Valuation U	Jseful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments		f Consequence of failure	Recommended Maintenance	Asset Rep	pair Co
RUCTURAL				1								failure	tallure			
Standard Foundat																
	STANDARD FOUNDATIONS								Geoff Sarazin and							
	Perimeter Foundation Insulation			2004?	2012	-	c	06-Jun-12	Milagro Vaquerano	N - Not Accessible						
	Parging and Insulation			2004?	2012	_			Geoff Sarazin and Milagro Vaquerano	N - Not Accessible						
Special Foundation				2004:	2012	_	,	00-0011-12	willagio vaquerano	IV - IVOLACCESSIDIE						
•									Geoff Sarazin and							
Slab On Grade	Pile Foundations			2004?	2012	-	C	06-Jun-12	Milagro Vaquerano	N - Not Accessible						
Siab Oil Grade									Geoff Sarazin and							
	Standard Slab On Grade	Cast in Place Concrete Slab	m ³ 2	\$ 1,450 2004?	2012	75	\$ 2,900 0		Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
	Exterior Walls	Architectural Concrete Block	m ² 40	\$ 325 2004?	2012	75	\$ 13,000 0		Geoff Sarazin and Milagro Vaguerano	1 - Good		1 - Rare	2 - Minor			
/ELOPE				, , , , , , , , , , , , , , , , , , ,			,		,g			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Roof Construction									Cooff Coronin and							
	Interior Structure Supporting Roof	Concrete flat roof, overlook floor	m ³ 4	\$ 1,700 2004?	2012	75	\$ 6.800 0		Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Exterior Walls	moner endedate cappering free	Consists hat root, eventour need		1,700 2001.	2012	,	Ψ 0,000	70 0011 12	magro vaquorano	1 0000		, raio	2 1111101			
	E	5.1.5.	m ³ 12		2010				Geoff Sarazin and			. 5				
Exterior Doors	Exterior Wall Finish	Brick Exterior	m ³ 12	\$ 325 2004?	2012	75	\$ 3,900 0	06-Jun-12	Milagro Vaquerano	1 - G00d		1 - Rare	2 - Minor			
Exterior Boors									Geoff Sarazin and							
	Exterior Doors and Frames - Steel	Single metal door	Ea. 1	\$ 1,825 2004?	2012	40	\$ 1,825			1 - Good	Some graffiti	1 - Rare	2 - Minor			
	Door Hardware - Exterior	D-grip with deadbolt	Ea. 1	\$ 130 2004?	2012	40	\$ 130.0		Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Roof Coverings	Bool Hardward Exterior	B grip with deadbolt	Lu. 1	Ψ 100 2004.	2012	40	Ψ 100 0	50 0dil 12	willagio vaquerano	1 0000		1 Raic	2 WILLON			
									Geoff Sarazin and							
RIORS	Flashings, Trim and Fascia	Blue Metal Flashing	m 15	\$ 3 2004?	2012	50	\$ 45 0	06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
Wall Finishes																
			2						Geoff Sarazin and							
Floor Finishes	Concrete Wall Finishes	Painted plywood	m ² 40	\$ 33 2004?	2012	10	\$ 1,320 0	06-Jun-12	Milagro Vaquerano	1 - Good	Mice hole present	2 - Unlikely	2 - Minor			
riodi i illianea									Geoff Sarazin and							
	Concrete Floor Finish	Unpainted concrete floor		2004?	2012	-	C	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Ceiling Finishes									Geoff Sarazin and							
	Ceiling Finishes	Painted plywood	m ² 14	\$ 33 2004?	2012	10	\$ 462 0		Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
/ICES - MECHANICAL																
Terminal and Paci	Unit Heaters	Electric Unit Heater	Ea. 1	2004	2012		0	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
Pumps	Cint i leaters	Electric Chil Fledici	Lu.	2004	2012		,	00 0uii 12	Oreg Commut	1 0000		1 Itale	i inaigriinaant			
											The compressor selection should			Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent		
											be reviewed. A blower may be a better solution than a reciprocating compressor to			in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other	es	
	Air Compressor	Reciprocating compressor	Ea. 1	\$ 2,500 2004	2012	15	\$ 2,500 0	06-Jun-12	Greg Schmidt	1 - Good	supply air for the aerators.	4 - Likely	2 - Minor	components.		
											The pump had failed shortly					
											before the site assessment. Pump was new and being run for			Pump requires repair but should be		
	Waterfall Pump	Self priming end suction centrifugal pump	Ea. 1	\$ 15,000 2012	2012	30	\$ 15,000 0	06-Jun-12	Greg Schmidt	3 - Replacement	the first time.	2 - Unlikely	1 - Insignificant	done under warranty		
											The compressor is no longer in					
											service. Recommend removing compressor and associated					
	Air compressor mounted on receiver	Out of service air compressor complete wi	Ea. 1	\$ 5,000 2004	2012	15	\$ 5,000	06-Jun-12	Greg Schmidt	1 - Good	equipment.	2 - Unlikely	1 - Insignificant			
Piping & Valves	Air Tuking	Air tubing from the compressor to the aera	10 4	¢ 4.000 2004	2012	50	¢ 4,000 0	06 Jun 40	Cras Cahmidt	1 Cood		1 - Rare	2 - Minor			
	Air Tubing	Air tubing from the compressor to the aera	11.5	\$ 1,000 2004	2012	50	\$ 1,000 0	06-Jun-12	Greg Schmidt	1 - Good	Aerators installed in the lake and		Z - MINOT			
											could not be assessed. Operator					
				4 500 0004	2010	-			0 01 11	N. N. A	reported that one aerator is			5		
	Aerators	Aerators installed on lake bottom	Ea. 5	\$ 1,500 2004	2012	20	\$ 7,500		Greg Schmidt	N - Not Accessible	blocked. The rotameters have become	2 - Unlikely	2 - Minor	Remove blockage from aerator	\$	
											filled with debris from the					
	_	Air flow measurement for each aerator	_								compressor and are no longer					
	Rotameters	complete with needle valve	Ea. 5	\$ 500 2004	2012	20	\$ 2,500 0	06-Jun-12	Greg Schmidt	3 - Replacement	functional.	4 - Likely	2 - Minor	Replace the rotameters	\$	2
											The pressure gauge has been					
											damaged by high temperatures					
	Pressure Indicator		Ea. 1	\$ 500 2004	2012	20			Greg Schmidt	3 - Replacement	and debris from the compressor.			Replace the pressure gauge	\$	
	Piping 150 mm Check Valve		Lot 1 Ea. 1	\$ 3,000 2004 \$ 4,000 2004	2012 2012	50			Greg Schmidt Greg Schmidt	1 - Good 1 - Good		1 - Rare 1 - Rare	1 - Insignificant			
	150 mm Butterfly Valve		Ea. 1	\$ 4,000 2004 \$ 800 2004	2012	30 30			Greg Schmidt	1 - Good 1 - Good		1 - Rare	1 - Insignificant 1 - Insignificant			
	Too min Buttoniy varte	Pressure gauge to measure pump		Ç 000 200 I	2012	50	\$	77 Guil 12		. 0000		. rtaro	1 morgrimount			
	Pressure Indicator	discharge pressure	Ea. 1	\$ 500 2004	2012	20	\$ 500 0	7-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	Air release priming sisters and the	Valves and piping used to allow pump to	Lat. 4	£ 4.500 0040	2012	22	¢ 4.500.0	7 lun 12	Cross Cobrells	1 Cood		4 Do	4 Innin-16			
	Air release priming piping and valves	self prime	Lot 1	\$ 1,500 2012	2012	30	\$ 1,500 0)7-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
ICES - ELECTRICAL																
ICES - ELECTRICAL Electrical Service	and Distribution															
		Power supply for pumps and other	F- 4	£ 0.500 0004	0040		A 0.505	00 lun 40	O O-b- 11	4 0		4 5	0. 14:			
	and Distribution Main Distribution Panel	equipment	Ea. 1	\$ 2,500 2004	2012	20	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
VICES - ELECTRICAL Electrical Service		equipment Miscellaneous power distribution panels and junction boxes	Ea. 1	\$ 2,500 2004 \$ 3,000 2004	2012	20 20			Greg Schmidt Greg Schmidt	1 - Good		1 - Rare 1 - Rare	2 - Minor 2 - Minor			
	Main Distribution Panel	equipment Miscellaneous power distribution panels and junction boxes Main transformer for waterfall and					\$ 3,000	06-Jun-12								

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	e Year of Valuation	Useful life (years)	Asset Valuatio	n Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair C
TRUCTURAL	<u> </u>	<u> </u>	· · ·						<u> </u>				Condition		failure	failure		<u> </u>
	Standard Foundations	STANDARD FOUNDATIONS																
		STANDARD FOUNDATIONS										Geoff Sarazin and						
		Perimeter Foundation Insulation		-	-		2004?	2012	-		06-Jun-12	Milagro Vaquerano Geoff Sarazin and						
		Parging and Insulation		-	-		2004?	2012	-		06-Jun-12	Milagro Vaquerano						
	Special Foundations											0# 0						
		Pile Foundations		_	_		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
	Slab On Grade											,g						
		SLAB ON GRADE	Concrete floor slab with 4 pavers outside									Geoff Sarazin and						
		Standard Slab On Grade	the door	m ³	1	\$ 1,450	2004?	2012	75	\$ 1,45	0 06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Exterior Walls	Architectural Concrete Block	m ²	27	\$ 325	2004?	2012	75	¢ 0.77	5 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 Good		1 - Rare	4 - Major		
IVELOPE		Exterior walls	Architectural Concrete Block		21	φ 323	2004!	2012	75	φ 0,77	5 00-5ull-12	Willagio Vaquerano	1 - G00u		i - Naie	4 - Iviajoi		
l	Roof Construction											Geoff Sarazin and						
		Interior Structure Supporting Roof	Concrete flat roof	m ³	2	\$ 1,700	2004?	2012	75	\$ 3.40	0 06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
1	Exterior Walls					.,				, ,,,						,		
		Exterior Wall Finish	Concrete Block (see above)	_	_		2004?	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
j j	Exterior Doors	Extends train times	Technologe Blook (coe above)				2001.	12012	.0		00 0dil 12		,		2 Oranicoly	2 1111101		
		Exterior Doors and Frames - Steel	Single metal vented door	Ea.	1	\$ 1,825	2004?	2012	40	¢ 100	5 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 Good		1 - Rare	2 - Minor		
		Exterior Doors and Frames - Steel	Single metal vented door	Ea.	1	φ 1,025	2004 ?	2012	40	Φ 1,02	5 06-Juli-12	Geoff Sarazin and	1 - G000		i - Kale	Z - IVIIIIOI		
		Door Hardware - Exterior	D Grip with Dead bolt	Ea.	1	\$ 130	2004?	2012	40	\$ 13	0 06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Roof Coverings											Geoff Sarazin and						
		Flashings, Trim and Fascia	Blue Metal Flashing	m	12	\$ 3	2004?	2012	50	\$ 3	6 06-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
TERIORS	Wall Finishes																	
	Wall I Illisiles											Geoff Sarazin and						
	Flaan Finiahaa	Interior Wall Finishes	Painted plywood	m ²	27	\$ 33	2004?	2012	25	\$ 87	5 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Floor Finishes											Geoff Sarazin and						
_		Concrete Floor Finish	Unpainted concrete	-	-		2004?	2012	75		06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Ceiling Finishes											Geoff Sarazin and						
		Ceiling Finishes	Painted plywood	m ²	7	\$ 33	2004?	2012	25	\$ 23	1 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
ERVICES - MECHAN	NICAL Terminal and Package l	Unite																
	Terrimiar and Taokage C	Unit Heaters	Electric Unit Heater	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,50	0 06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Į.	Pumps																	
																	Review equipment for air supply	
																	system. The compressor has a low efficiency. Most of the energy	
														The compressor selection should			is spent in wasted heat, which	
														be reviewed. A blower may be a better solution than a			increases the temperature in the	
														reciprocating compressor to			building and reduces the life of the compressor and other	
		Air Compressor	Reciprocating compressor	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,50	0 06-Jun-12	Greg Schmidt	1 - Good		4 - Likely	2 - Minor	components.	
														The pump condition could not be				
														assessed due to its installation in				
														the lake. The operator reported			Deview and an attention	
														that a similar pump had failed at another fountain due to the pump			Review equipment for fountain supply. Ensure pump is suitable	
		Fountain Pump	Submersible pump for North Fountain	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,50	0 06-Jun-12	Greg Schmidt	N - Not Accessib		4 - Likely	1 - Insignificant	for the installed conditions.	
	Piping & Valves	Air Tubing	Air tubing from the compressor to the aera	a Lot	1	\$ 1,000	2004	2012	50	\$ 1.00	0 06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		All Tubing	Air tubing from the compressor to the aero	Lot		Ψ 1,000	2004	2012	30	Ψ 1,00	00-3411-12	Greg Commut	1 - 0000	Aerators installed in the lake and	1 - Itale	Z - WIII IOI		
														could not be assessed. Operator reported that one aerator is				
		Aerators	Aerators installed on lake bottom	Ea.	4	\$ 1,500	2004	2012	20			Greg Schmidt	N - Not Accessib	l blocked.	2 - Unlikely	2 - Minor		
														The rotameters have become filled with debris from the				
			Air flow measurement for each aerator											compressor and are no longer				
		Rotameters	complete with needle valve	Ea.	4	\$ 500	2004	2012	20	\$ 2,00	0 06-Jun-12	Greg Scmidt	3 - Replacement		4 - Likely	2 - Minor	Replace the rotameters	\$ 2,
														The pressure gauge has been				
														damaged by high temperatures				
RVICES - ELECTR	ICAL	Pressure Indicator	Pressure measurement on the air lines	Ea.	1	\$ 500	2004	2012	20	\$ 50	0 06-Jun-12	Greg Scmidt	3 - Replacement	and debris from the compressor.	4 - Likely	1 - Insignificant	Replace the pressure gauge	\$
	Electrical Service and D	Distribution																
			Power supply for pumps and other	_			2004	2040		•	0 00 1	001	4 0		4 5	0.14		
		Main Distribution Panel	equipment Miscellaneous power distribution panels	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,50	0 06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Power Distribution Panels	and junction boxes	Lot	1	\$ 1,000	2004	2012	20	\$ 1,00	0 06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
			Main transformer aeration and fountain					2012					1 - Good					
		Main Transformer	pump system power supply	Ea.		\$ 1,000			20		0 06-Jun-12	Greg Schmidt			1 - Rare	2 - Minor		

set Inventory							Value				Condition				Risk		Maintenance	
set Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Co	st Install Dat	e Year of Valuation	Useful life (years) Asset Valuati	on Assessment Date	Inspected By	Overall Condition	Comments	Frequency o		Recommended Maintenance	Asset Repair
CTURAL	,				1					<u></u>		,	Condition		failure	failure		
	Standard Foundations																	
		STANDARD FOUNDATIONS										Geoff Sarazin and						
		Perimeter Foundation Insulation		-	_		2004?	2012	-		06-Jun-12	Milagro Vaquerano	N - Not Accessib	le				
												Geoff Sarazin and						
	Special Foundations	Parging and Insulation		-	-		2004?	2012	-		06-Jun-12	Milagro Vaquerano	N - Not Accessib	le				
	opeoiar i oundutions											Geoff Sarazin and						
	Slab On Grade	Pile Foundations		-	-		2004?	2012	-		06-Jun-12	Milagro Vaquerano	N - Not Accessib	le				
	Siab Oil Graue	SLAB ON GRADE																
				3								Geoff Sarazin and						
		Standard Slab On Grade	Concrete floor slab	m ³	1	\$ 1,4	50 2004?	2012	75	5 \$ 1,0	5 06-Jun-12	Milagro Vaquerano Geoff Sarazin and	1 - Good		2 - Unlikely	2 - Minor		
		Exterior Walls	Architectural Concrete Block	m ²	25	\$ 3	25 2004?	2012	75	5 \$ 8,12	5 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
OPE	D (0 ()																	
	Roof Construction											Geoff Sarazin and						
		Interior Structure Supporting Roof	Concrete flat roof	m ³	2	\$ 1,7	00 2004?	2012	75	5 \$ 3,40	0 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Exterior Walls											Geoff Sarazin and						
		Exterior Wall Finish	Concrete Block (see above)	-	_		2004?	2012	75	5	06-Jun-12	Milagro Vaquerano	1 - Good	:	2 - Unlikely	2 - Minor		
	Exterior Doors											0						
		Exterior Doors and Frames - Steel	Single metal door	Ea.	1	\$ 1,8	25 2004?	2012	40	0 \$ 1,82	5 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
												Geoff Sarazin and						
	Roof Coverings	Door Hardware - Exterior	D Grip Handle	Ea.	1	\$ 1	30 2004?	2012	40	0 \$ 13	06-Jun-12	Milagro Vaquerano	1 - Good	1	2 - Unlikely	2 - Minor		
	Roof Coverings											Geoff Sarazin and						
		Flashings, Trim and Fascia	Blue Metal Flashing	m	12	\$	3 2004?	2012	50	0 \$ 3	6 06-Jun-12	Milagro Vaquerano	1 - Good	:	2 - Unlikely	2 - Minor		
ORS	Wall Finishes																	
	Trail Timonoo											Geoff Sarazin and						
	Floor Finishes	Interior Wall Finishes	Painted plywood	m ²	25	\$	33 2004?	2012	25	5 \$ 82	5 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	FIOOI FIIIISHES											Geoff Sarazin and						
		Concrete Floor Finish	Unpainted concrete	-	-		2004?	2012	75	5	06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Ceiling Finishes											Geoff Sarazin and						
		Ceiling Finishes	Painted plywood	m ²	7	\$	33 2004?	2012	25	5 \$ 23	1 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
CES - MECHA																		
	Terminal and Package	Units Unit Heaters	Electric Unit Heater	Ea.	1		2004	2012	20		06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
	Pumps																	
		Air Compressor	Reciprocating compressor	Ea.	1	\$ 2.5	00 2004	2012	15	\$ 2,5(0 06-Jun-12	Greg Schmidt	1 - Good	The compressor selection should be reviewed. A blower may be a better solution than a reciprocating compressor to supply air for the aerators.	4 - Likely	2 - Minor	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
						,				. 2,00		<u> </u>					·	
														The pump condition could not be assessed due to its installation in the lake. The operator reported that a similar pump had failed at another fountain due to the			Review equipment for fountain supply. Ensure pump is suitable	
		Fountain Pump	Submersible pump for Trafalgar Fountai	in Ea.	1	\$ 2,5	00 2004	2012	15	\$ 2,50	0 06-Jun-12	Greg Schmidt	N - Not Accessib	pump type and installation.	4 - Likely	1 - Insignificant	for the installed conditions.	

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cos	t Install Date	Year of Valuation	Useful life (years) Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair Cost
	Piping & Valves		·											•	•			•
		Air Tubing	Air tubing from the compressor to the ac	ra LS	1	\$ 1,00	00 2004	2012	50	\$ 1,00	0 06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Aerators	Aerators installed on lake bottom	Ea.	4	\$ 1.50	00 2004	2012	20	\$ 6,00	0	Greg Schmidt	N - Not Accessib	Aerators installed in the lake and could not be assessed. Operator reported that one aerator is		2 - Minor		
		Rotameters	Air flow measurement for each aerator			\$ 50		2012	20		0 06-Jun-12	Greg Schmidt		I ne rotameters nave become filled with debris from the compressor and are no longer		2 - Minor	Replace the rotameters	\$ 2,000
		Pressure Indicator	complete with needle valve Pressure measurement on the air lines	Ea.	1	\$ 50		2012	20		0 06-Jun-12	Greg Schmidt	3 - Replacement	The pressure gauge has been damaged by high temperatures and debris from the compressor.	4 - Likely	1 - Insignificant	Replace the pressure gauge	\$ 2,000
SERVICES - ELECTR	RICAL											, ,		· · · · · · · · · · · · · · · · · · ·		3		
	Electrical Service and	Distribution																
		Main Distribution Panel Power Distribution Panels	Power supply for pumps and other equipment Miscellaneous power distribution panels and junction boxes	Ea.	1	\$ 1,50	2004 00 2004	2012	20	\$ 1,50	0 06-Jun-12 0 06-Jun-12	Greg Schmidt Greg Schmidt	1 - Good		1 - Rare 1 - Rare	2 - Minor 2 - Minor		

Asset Inventory						Value				Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Exterior Walls																	
											Geoff Sarazin and		Exposed underground wall -				
	Retaining Wall - Northwest	Concrete wall, exposed aggregate finish	m ³	68	\$ 2,350)	2012	75	\$ 159,800	07-Jun-12	Milagro Vaquerano	1 - Good	excavated.	1 - Rare	2 - Minor	Fill in void at exposed wall	\$ 500
											Geoff Sarazin and						
	Retaining Wall - Southwest	Concrete wall, exposed aggregate finish	m ³	32	\$ 2,350)	2012	75	\$ 75,200	07-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Wall Finishes																	
											Geoff Sarazin and						
	Concrete Wall Finishes	Exposed aggregate finish	m ²	374	\$ 26	i	2012	30	\$ 9.724	07-Jun-12	Milagro Vaguerano	1 - Good		1 - Rare	2 - Minor		

Asset Inventory						Value				Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuatio	n Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	of Consequence of failure	Recommended Maintenance	Asset Repair Cost
Special Foundations																	
opoolal i oallaallollo	Pile Foundations		-	-		1964	2012	75				N - Not Accessib	ole				
Exterior Walls																	
	Retaining Wall - North	Concrete walls, exposed aggregate finish, 200mm wide by 620mm minimum height.	m³	4	\$ 2,350	1964	2012	75	\$ 10,34	0 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Vertical crack at the joint extending on both sides of the retaining wall for the entire height	. 1 - Rare	3 - Significant	Seal vertical cracks with sealant	\$ 1,000
	Retaining Wall - South	Concrete walls, exposed aggregate finish, 200mm wide by 620mm minimum height.	m ³	4	\$ 2350	1964	2012	75	\$ 10,34	0 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Few horizontal cracks on surface, crack at joint 2&3 extending on both sides of the retaining wall for the entire height.		3 - Significant	Seal vertical cracks with sealant	\$ 1,000
	Retaining Waii - Couti	minimum neight.	111	7	Ψ 2,550	1304	2012	70	Ψ 10,54	0 00-3411-12	willagio vaquerano	1 - 0000	une entire neight.	1 - Itale	5 - Olgrillicant	Ocal vertical cracks with scalarit	Ψ 1,00
Wall Finishes																	
	Concrete Wall Finishes	Exposed Aggregate finish	m2	80	\$ 26	1964	2012	30	\$ 2,08	0 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
NG Rain Water Drainage																	
Rain water Drainage											Geoff Sarazin and						
	Drains - Retaining Walls - North	Steel Pipe Drains	Ea.	3	\$ 260	1964	2012	50	\$ 78	0 06-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Drains - Retaining Walls - South	Steel Pipe Drains	Ea.	3	\$ 260	1964	2012	50	\$ 78	0 06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		

ntory							Value				Condition				Risk		Maintenance		
	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost		Year of Valuation	Useful life (years)	Asset Valuat		te Inspected By	Overall	Comments	Frequency of	Consequence	Recommended Maintenance	Asset Re	nair Cos
Ol y	Asset Sub-Category	Asset Component	Component Description	Oint	Quantity	Olin Cost	mstan Date	Teal of Valuation	Oserui ille (years)	Asset Valua	Assessment ba	inspected by	Condition	Comments	failure	of failure	recommended maintenance	Asset ite	pan cos
F	oor and Wall Constru																		
		FLOOR & WALLS CONSTRUCTION										Geoff Sarazin and							
		Exterior Concrete Stairs	Lower Stairs	m ³	4	\$ 1,700	2004?	2012	75	\$ 6,4	60 08-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
			Lower Curb	m ³	1	\$ 2,350	20042	2012	75	\$ 21	85 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
			Lower Curb			Ψ 2,550				Ψ 2,	05 00-5411-12	Geoff Sarazin and			1 - Itale	Z - WIIIOI			
			Upper Curb	m ³	1	\$ 2,350	2004?	2012	75	\$ 1,4	10 08-Jun-12	Milagro Vaquerano Geoff Sarazin and	1 - Good		1 - Rare	2 - Minor			
			Upper Stairs	m ³	7	\$ 1,700	2004?	2012	75	\$ 12,	80 08-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
		Exterior Handrails	Lower 1/2 Railing (2 Tubes)	m	7	\$ 325	2004?	2012	50	\$ 2.	78 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
		Exterior Flandrais			-							Geoff Sarazin and							
			Upper Full Railing	m	27	\$ 525	2004?	2012	50	\$ 14,	75 08-Jun-12	Milagro Vaquerano Geoff Sarazin and	1 - Good		1 - Rare	2 - Minor			
		Bleacher Seats / Stairs	Concrete Bleachers / Stairs	m ³	15	\$ 1,700	2004?	2012	75	\$ 25,8	40 08-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
			Hond/Cuardrail Full Blue Haner		22	\$ 525	20042	2012	50	¢ 161	00 00 lun 12	Geoff Sarazin and	1 Cood		1 - Rare	2 Minor			
FI	oor Finishes		Hand/Guardrail - Full Blue Upper	m	32	\$ 525	2004?	2012	50	\$ 16,	90 08-Jun-12	Milagro Vaquerano	1 - G00d		1 - Rare	2 - Minor			
			T									C# Ci		Tire marks on trex. Detectable					
		Trex Flooring	Trex flooring throughout except at Waterfall location	m ²	465	\$ 120	2004?	2012	50	\$ 55,8	24 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	deflection/movement (soft spots) at several locations.	2 - Unlikely	2 - Minor	Fix soft spots in decking	\$	2,
		5	Aluminum grating underneath waterfall									,			,				
			structure. Grating support consists of									Geoff Sarazin and		Loose grating on North East					
		Aluminum Grating	200 mm deep steel channels.	m ²	76	\$ 1,560	2004?	2012	50	\$ 118,	60 08-Jun-12	Milagro Vaquerano	1 - Good	corner.	2 - Unlikely	3 - Significant			
		Aluminum Handrail	Handrail at Waterfall	m	40	\$ 780	2004?	2012	50	\$ 31,3	00 08-Jun-12	Geoff Sarazin and Milagro Vaguerano	1 - Good		1 - Rare	2 - Minor			
												Geoff Sarazin and							
F	terior Walls	Lower Handrails (at waterline)	Lower Handrail painted blue.	m	63	\$ 525	2004?	2012	50	\$ 32,8	65 08-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
		Waterfall Retaining Wall - West	North concrete retaining wall, moss alon top edge of entire wall.		45	\$ 2,350		2012	75	\$ 105	50 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	weak cracking along staining. Large vertical crack (5-10mm) at corner between west wingwall and backwall - concrete still sound around crack. Large vertical crack at west side of backwall (20-30mm), staining and weak concrete.		4 - Major	Patch and repair weak sections and cracks in concrete	s	3,
		Waterian Retaining Wan West			40	Ψ 2,000		2012	70	Ψ 100,	00 00 0011 12		2 1 411	weak condicte.	o i ossibio	4 Wajor		Ψ	0,
		Waterfall Retaining Wall - East	North concrete retaining wall, moss alon top edge of entire wall.		45	\$ 2,350		2012	75	\$ 105.	50 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 Fair	Top of wall starting to crack.	3 - Possible	4 - Major	Patch and repair weak sections and cracks in concrete	\$	3,
		Tatolian rotaining (real Leto)	op edge of chine than			2,000		2012		100,	50 00 001 12	Geoff Sarazin and		East side of backwaii - Concrete core (300mm deep X 100mm diameter, intermediate crack (4mm) - weakened around damaged area, - large vertical crack (15-20mm). Top of backwall damaged - crack (2mm) where wingwall meets backwall, east		- Weger	Patch and repair weak sections		
		Waterfall Backwall	Concrete backwall.		36	\$ 2,350		2012	75	\$ 84,0	00 08-Jun-12	Milagro Vaquerano Geoff Sarazin and	2 - Fair	side.	2 - Unlikely	4 - Major	and cracks in concrete	\$	3,0
		Waterfall Structure	Galvanized steel HSS 102X102 at 1350 on center. Wide flange beams.		45	\$ 165	2004?	2012	50	\$ 7.4	25 08-Jun-12	Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant			
		Waterfall Structure	Steel plate/deek			e 400	20042	2012	50			Geoff Sarazin and	1 Cos -						
		Waterfall Structure	Steel plate/deck.		25	ъ 130	2004?	2012	50	a 3,2	50 08-Jun-12	Milagro Vaquerano Geoff Sarazin and	i - G000		2 - Unlikely	∠ - IVIINOT			
		Lower Retaining Wall	Concrete	m ³	19	\$ 2,350	2004?	2012	75	\$ 44,	80 08-Jun-12	Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
		Upper Retaining Wall	Concrete	m ³	39	\$ 2,350	2004?	2012	75	\$ 92.3	55 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
												Geoff Sarazin and							
		Island coastline/shoreline	Concrete Walls Gabion baskets filled with medium to	m ³	9	\$ 2,350	2004?	2012	75	\$ 21,	50 08-Jun-12	Milagro Vaquerano Geoff Sarazin and	1 - Good	South west corner has gabions that have been shifted and deformed. Rip rap is in good shape. Gabion baskets damaged	1 - Rare	2 - Minor	Replace missing rocks and reset		
		Gabions	large rocks	m ³	287	\$ 325	2004?	2012	30	\$ 93,	08 08-Jun-12	Milagro Vaquerano	2 - Fair	and missing rocks in west side.	2 - Unlikely	2 - Minor	shifted baskets	\$	5,
								2012				Geoff Sarazin and							
		Rip Rap	Grouted Rip Rap	m ³	24	a 325	2004?	2012	30	> /,	68 08-Jun-12	Milagro Vaquerano	z - Fair	Some loose stones	2 - Unlikely	∠ - IVIINOr			

Asset Inventory	Asset Inventory						Value				(Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Va	luation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Floor and Wall Construction																		
		Exterior Handrails	Round steel railing, approximately 740 mm above ground.	m	22	\$ 325		2012	50	\$	7,150		Geoff Sarazin and Milagro Vaquerano 1	- Good	Good condition	1 - Rare	3 - Significant		
	Exterior Walls																		
		Shoreline	Gabion baskets	m^3	130	\$ 325		2012	30	\$	42,250 (Geoff Sarazin and Milagro Vaquerano 1	- Good	Overall good condition, some baskets missing rocks. One under pad bridge (under west abutment) is missing significant rocks.		2 - Minor	Replace missing rocks	\$ 1,000

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valua	tion Assessment Da	te Inspected By	Overall Condition	Comments	Frequency o failure	of Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL							•											
	Floor and Wall Construction																	
		Exterior Stairs and Handrails	Galvanized chain rail guard.	m	263	\$ 130)	2012	50	\$ 34	,190 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Hook for dock post is unhooked on south side of ramp.	1 - Rare	1 - Insignificant		
	Exterior Walls		<u> </u>															
		Retaining Walls	Concrete, 250mm wide. Concrete dock posts with exposed aggregate finish. Metal posts, 90mm diameter in water along retaining wall.	m ³	178	\$ 2,350		2012	75	\$ 418	,300 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Damage on west portion of south wall. Exposed U-shaped metal ubar on east portion. Exposed waterstop in improper location.	1 - Rare	2 - Minor		
INTERIORS																		
	Wall Finishes																	
		Concrete Wall Finishes	Exposed aggregate finish	m ²	710	\$ 20	6	2012	30	\$ 18	,460 08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
			2" x 6" top members supported by 2"x 6" cross members at 2ft on center. Pressure									Geoff Sarazin and		Some light damage. Metal connections are in good shape, some rust. Dock #14 South (not labelled) has chipped and damaged connection to Dock #14				
	<u>.</u>	Wood Docks	treated.	m ²	184	\$ 85		2012	25	\$ 15,640	08-Jun-12	Milagro Vaquerano	1 - Good	West Dock.		3 - Significant		

sset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Co	st Install Da	te Year of Valuation	useful life (ye	ears) Asset	Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair C
RUCTURAL																			
	Standard Foundations																		
	Standard i Gundations	STANDARD FOUNDATIONS																	
		Perimeter Foundation Insulation		-	-				-										
														N - Not					
		Parging and Insulation		-	-				-					Accessible					
	Special Foundations																		
														N - Not					
		Pile Foundations		Ea.	8	4000	1964	2012	75	\$	32,000			Accessible					
NVELOPE	F1																		
	Floor and Wall Construction																		
	Construction												Geoff Sarazin and						
		DOCK CONSTRUCTION (MAINLAND)		-	_		_	_	_				Milagro Vaguerano						
		,													Concrete bench has a few				
													Geoff Sarazin and		cracks. Damage (cracks) on the				
		Concrete Slab	Cast in Place Concrete Slab and Bench		34	\$ 2,3	50 1964	2012	75	\$	80,135	06-Jun-12	Milagro Vaquerano	1 - Good	face of the base floor.	1 - Rare	4 - Major		
			Round HSS Mooring Posts anchored to										Geoff Sarazin and						
		Mooring Posts	concrete slab	Ea.	2	\$ 1,0	00 1964	2012	50	\$	2,000		Milagro Vaquerano	1 - Good	Mooring posts are loose.	1 - Rare	2 - Minor	Tighten Mooring Posts	\$ 2
													Geoff Sarazin and						
		DOCK CONSTRUCTION (WILLOW ISLAND)		-	-		-	-	-				Milagro Vaquerano Geoff Sarazin and						
		Concrete Slab	Cast in Place Concrete Slab	m ³		6 00	50 2012	2012	75		44400		Georr Sarazin and Milagro Vaguerano	4 0	Newly cast concrete slab	1 - Rare	4 - Major		
		Concrete Stab	Round HSS Mooring Posts anchored to		ь	\$ 2,3	50 2012	2012	75	Ф	14,100	06-Jun-12	Geoff Sarazin and	1 - G000	Newly cast concrete slab	1 - Kare	4 - Major		
		Mooring Posts	concrete slab	Ea.	2	\$ 1,0	00	2012	50	\$	2 000		Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		meening recis	ochoroto diab	-u.		Ψ .,ο		20.2	00	-	2,000	00 0011 12	imagio vaquorano	. 0000	The ferry operator mentioned that		2 11111101		
													Geoff Sarazin and		a new access ramp will be				
		Access Ramp (On Willow Island)	Wood Access Ramp	Ea.	4	\$ 2,6	00	2012	25	•	2 600	06-Jun-12	Milagro Vaguerano	4 0		1 - Rare	2 - Minor		

sset Inventory							Value					Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit (ost Install Date	Year of V	/aluation Useful life ((years) Asset V	aluation	Assessment Date	Inspected By Cond		Frequency of failure	f Consequence of failure	Recommended Maintenance	Asset Repair Cost
UCTURAL								•				•						
	Floor and Wall																	
	Construction																	
		DOCK CONSTRUCTION																
		Wood Dock #1 (from West side)	2" x 6" plank supported by 2" x 8" joists at 2ft on center. Black plastic floatation bins underneath. 2" x 4" side rail. Rubber joint at each dock section. Few steel pipe supports holding dock laterally in place. Plastic bumper in good shape. Post supports in good shape.	m ²	50	\$	85	2012	25	\$	4.250	08-Jun-12	Geoff Sarazin and Milagro Vaguerano 1 - Good		2 - Unlikely	2 - Minor		
			Floating dock, plywood on to top of 2"x6"										Geoff Sarazin and					
		Wood Dock #2 (from West side)	material on top of 2" x 6"s	m ²	38	\$	72	2012	25	\$	2,736	08-Jun-12	Milagro Vaquerano 2 - Fair		2 - Unlikely	2 - Minor		
			Dock "C1": Same construction as										Geoff Sarazin and					
		Wood Dock #3 (from West side)	Dock#1.	m ²	87	\$	85	2012	25	\$	7,378	08-Jun-12	Milagro Vaquerano 1 - Good	Rusted steel plate joints.	2 - Unlikely	2 - Minor		
			Plywood on top of 2" x 6". 2" x 4" side										Geoff Sarazin and					
		Wood Dock #4 (from West side)	rail.	m ²	16	\$	72	2012	25	\$	1,181	08-Jun-12	Milagro Vaquerano 2 - Fair	Fair to poor condition	3 - Possible	2 - Minor		
		Wood Dock #5 (from West side)	Same construction as Dock #2.	m ²	16	\$	72	2012	25	\$	1,181	08-Jun-12	Geoff Sarazin and Milagro Vaquerano 2 - Fair	Fair to poor condition		2 - Minor		
													Geoff Sarazin and	Missing nut between connection B2&B3. Missing nut at joint WRCC/1 (right side). Damage a WRCC/2 on boards. Right edge (west side) of WRCC/5	t			
		Wood Dock #6 (from West side)	Same construction as Dock #3.	m ²	87	\$	85	2012	25	\$	7,361	08-Jun-12	Milagro Vaquerano 2 - Fair	damaged	2 - Unlikely	2 - Minor		
				2									Geoff Sarazin and					
		Wood Dock #7 (from West side)	Same construction as Dock #3.	m ²	41	\$	85	2012	25	\$	3,451	08-Jun-12	Milagro Vaquerano 1 - Good		2 - Unlikely	2 - Minor		
			Gabions along north portion of dock	2									Geoff Sarazin and					
		Retaining Wall	system.	m ³	27	\$	325	2012	30	\$	8,775	08-Jun-12	Milagro Vaquerano 1 - Good		2 - Unlikely	2 - Minor		

					value				Cond	uon																				IVIAII
gel gebruie	15ge /	200 Midt Len Midt Len	gen Leriten kepe	of Area ma	gred Miror as	prail propries	pait beginner	age seri	, Krite	Alighot St	est plesting	Sed Dedes	Shoulder of Should	John Ser Longhange	Longhan set se	ater pater of	ottoles olo Residence	Sey ole String	sporting sporting	Se ⁴ Paveli	Nod Ride's	pcl no cuto paine	nspection De	ke Parent	ritus rioti	40	Cookeasts	pictue no.	12 55 state	ringo Spans
01-01-0001 WASCANA DRIVE 01-01-0002 WASCANA DRIVE	COLLECTOR 10.3				1996 1996	1977 1977	100 100	225 225				0 0										79 4 04/06 66 4 04/06				WASCANA DRIVE	THIN LIFT OVERLAY WITH REFLECTIVE CRACKS THIN LIFT OVERLAY WITH	1490_R_PCI 79 1753_R_PCI 66	\$ 204,000	,
01-01-0003 WASCANA DRIVE 01-01-0004A MUSEUM ROAD 01-01-0004B MUSEUM PARKING LOT	COLLECTOR 8.5 LOCAL 8.5 PARKING LOT	5 8.68 465 5 8.58 210	0 1,801.0		1996	1977 2004 2004	100 75 75	225	5	H 0	0	0 0		4	L 3	B H (0 0	0 (0 0	2 L	2 4	72 4 04/06 78 3 04/06 91 4 04/06	/2012	1 PAVED		WASCANA DRIVE MUSEUM ROAD	REFLECTIVE CRACKS			
01-01-0005 RAMSEY WAY 01-01-0006		0 8.15 370 0 6.91 190				1973	75	225	15	L 0		2 M	5 L 0 0	12	L 8	3 L (0 0 0	0 0 1		2 3	3 04/06 5 0 04/06			RAMSEY WAY	RAMSEY WAY	STRUCTURALLY REASONABLE SURFACE, WARN AND TIRED ISOLATED DETERIORATION AT BOTH ENDS OF ROAD		\$ 166,000	
01-01-0007A 01-01-0007B 01-01-0008 01-01-0009 WASCANA POOL PK LOT	LOCAL 8.0	0 8.10 200 0 9.07 200	1,619.2 0 1,814.5 0 755.6	2			75 75	225	0 0 0 70	0 0 0 0 0 0	0	0 0	0 0 0 0 0 0 5 H	0 1 1 1	0 C L 1 L C	0 (L (0 0 (0 0		0 0	0 0 3 L 1 L	0 5 2 4 2 5	98 5 04/06 92 4 04/06 96 4 04/06	/2012 /2012 /2012	1 PAVED 1 PAVED	COLLEGE AVE BROAD STREET WASCANA DRIVE	BROAD STREET RAMSEY WAY		1469_R_PCI 98		
01-01-0010 WILLOW ISLAND PK LOT 01-01-0011 Lot 20 01-01-0012 Lot 21	PARKING LOT PARKING LOT PARKING LOT			2 1971 4	1986	1996 2000	200 75	L.M.S. 225	3 2 0	L 0 L 0	0 1	4 M	0 0 0 0 0 0	8 2 3	M 1	M L (М (0 0 (5 L (0 0	4 H	0 3	3 04/06 4 3 04/06	/2012 /2012		WASCANA DRIVE			1752_PK_ PCI 67 1754_PK_PCI 74	\$ 68,000	
01-01-0013 Lot 22 01-01-0014 Lot 23 01-01-0015 Lot 24	PARKING LOT PARKING LOT PARKING LOT			2 2 2000 9 2002		2000	Reclaimed Asphalt			0 0 M 0 M 0			0 0 0 0 0 0	0 3 3	0 0 L 1 L 0) 0 1 L (7 H (0 0 0 0 0 0		0 2 0 4 2 4	88 0 04/06	/2012	1 PAVED 1 PAVED 1 PAVED			ORIGINALLY PAVED	1756_PK_PCI 54 1755_PK_PCI 88		\$
01-01-0016 DARK HALL PK LOT 01-01-0017 WASCANA CENTER DEPOT P 01-01-0018 CULLITON CENTRE PK LOT 01-01-0019 BROADWAY AVENUE	PARKING LOT	0 9.14 70	597.4 891.5	5 1967		2000	50 75	300	2 1 1 2	L 0 L 0 L 0	0	0 0	0 0 0 0 0 0	1 1 1	L 0 L 1 L 0	D 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0	0 0 0	0 0	0 0 0 0 0 0	0 3	76 0 04/06 78 0 04/06	/2012 /2012	1 PAVED 1 PAVED 1 PAVED 1 PAVED						
02-01-0001 WASCANA DRIVE	COLLECTOR 9.0	0 9.07 385	3,491.1	1 1964	1996	1977	100	225				1 M							0 0	8 L	2 3	75 4 04/06	/2012	2 PAVED		WASCANA DRIVE	NORTH PART OF ROAD PCI IN	1759_R_PCI 75		
02-01-0002 NAVY WAY 02-01-0003 QUINN DRIVE 02-01-0004 LOWER MARINA PARKING LO 02-01-0005 MARINA PARKING LOT	COLLECTOR 8.0 T PARKING LOT PARKING LOT	0 7.86 240 0 7.92 175	5 1,386.5 1,711.8 5,649.0	5 pre1962 8 0 1975			75 75 200	200ac 200ac	8	H 0 0 M 0	0	0 0 6 H	0 M 0 0 0 0	50 0 9	M 10 0 0 M 4	M 2		0 0	0 0 0 0 0 0	5 H 0 0 7 M	2 5 2 2 0 3 2 2	56 3 04/06 75 0 04/06 54 3 04/06	/2012 /2012 /2012	2 PAVED 2 GRAVEL 2 PAVED	WASCANA DRIVE BROAD STREET WASCANA DRIVE	QUINN DRIVE WASCANA DRIVE	THE 60'S E FIRST 30m PCI 80	1757_R_PCI 56		\$
02-01-0006 WASCANA PLACE PARKING L 03-01-0001 LEGISLATIVE DRIVE 03-01-0002 LAKESHORE DRIVE	OT PARKING LOT COLLECTOR 20.0 COLLECTOR 8.5		0 9,104.4		1988	1995 2002	unknown unknown	L.M.S.	2	H 0	0	6 H 0 0	0 0	5		0 .	M C	0 0	0 0	1 L	2 4		/2012	3 PAVED	LEGISLATIVE DRIVE			1758_R_PCI 63	\$ 139,000	
03-01-0003 LAKESHORE DRIVE 03-01-0004 LAKESHORE DRIVE	COLLECTOR 8.5	5 8.38 250	0 2,093.9	9 pre 1962	1988 1970	2002 1995	unknown unknown		1	H 0	0	0 0 1 M	0 0	3	L C	0 (0 0	0 0	0 0	0 0	2 5	95 4 05/06 32 4 05/06	/2012	3 PAVED	ENCONORE DAVE		THIN LIFT OVERLAY ON WEST	1760_R_PCI_82		
03-01-0005 AVENUE A 03-01-0006 MEMORIAL WAY	LOCAL 8.0	0 8.84 450 0 8.01 285	5 2,283.5	5 1979	1996		unknown 50	150AC				1 M	0 0 0	7 4		2 M	H C	0 0 0	0 0		2 3		/2012	3 PAVED			PORTION, ISOLATED HIGH DISTRESSES, RIDE (PORTIONS 3 &4)	1765_R_PCI 76		
03-01-0007 LEGISLATIVE PARKING SE 03-01-0008 LEGISLATIVE PARKING SW 03-01-0009 AVENUE D 03-01-0010 AVENUE E		0 7.89 90 0 7.97 265	1,271.6 0 710.4	6 pre 1962 6 pre 1962 4 pre 1962 5 pre 1962	1999		unknown unknown unknown unknown		40	M 0 M 0 M 0	0	3 L 3 L 0 0	0 0	2 2 3 3	M 2 M 4 L 0	M 3	M (0 8 M (0 0 0 (0		0 0 1 H 0 0	0 0		0 05/06 7 4 05/06	/2012 /2012	3 PAVED 3 PAVED 3 PAVED 3 PAVED						
03-01-0011 MEMORIAL WAY 03-01-0012 AVENUE B	LOCAL 8.0	0 7.87 280 0 8.18 110	0 899.4	4 pre 1962			50 unknown	150AC	-	M 0 M 0	0	3 L 2 M	0 0	12 10	M 7	M (M (0	0 0 0			2 3		/2012	3 PAVED			ROAD CLOSED DURING		\$ 50,000	
03-01-0013 AVENUE B 03-01-0014 WALTER SCOTT PK N 03-01-0015 WALTER SCOTT PK S 03-01-0016 AVENUE C	PARKING LOT PARKING LOT LOCAL 8.0	0 7.91 110	2,635.0 5,852.6 0 1,194.1		1999	1979	unknown unknown 50	100AC	0	L 0 0 0 0 0 M 0	0	0 0	0 0 0 0 0 0 0	12 1 1 12	L 1 L 0	L (2 M C 0 0 C 0 0 C 2 H 4	0 0 0 0 0 0 1 H 0	0 0 0 0 0 0	0 0	2 3 2 5 2 5 2 2	97 3 05/06 97 3 05/06	/2012 /2012	3 PAVED 3 PAVED 3 PAVED			INSPECTION		\$ 48,000 \$ 66,000	
03-01-0017 LAKESHORE DRIVE 03-01-0018 AVENUE D 03-01-0019 WALTER SCOTT PK SE 03-01-0020 HILL BLVD	COLLECTOR 8.5 LOCAL 8.0 PARKING LOT COLLECTOR 17.	0 7.84 130	1,019.0 1,540.5	0 1968 5 1979			75 75 50 50	150 300 100AC 150AC	0	0 0 M 0 0 0	0				M 1 M 4 L 0		0 0 0 2 H 3 0 0 0		0 0	0 0	2 2 2 2 5	3 05/06	/2012 /2012	3 PAVED 3 PAVED 3 PAVED					\$ 57,000	
03-01-0021 LLOYD ACCESS RD 03-01-0022 LLOYD PK LOT S		0 7.91 170	0 1,344.8		1999		unknown 50	100AC	40	M 0	0 :	2 M 2 M	0 0	9	M 4	Н :	8 H (0 0	0 0	5 M	2 2	57 3 05/06 58 3 05/06	/2012	3 PAVED			ISOLATED SEGMENTS APPROX		\$ 74,000 \$ 164,000	
03-01-0023 MEMORIAL WAY 03-01-0024 LLOYD PLACE PK LOT N 03-01-0025 LLOYD PLACE PK LOT W	COLLECTOR 9.5 PARKING LOT PARKING LOT	5 9.45 840	6,336.9	9 1989 9 1979 3 1979			200 50 50	75 100AC 100AC			0	1 M 0 0		9 0 0		0 (0 0	0 0	0 0	0 0	0 0 N 2 5	9 5 05/06	/2012 /2012	3 PAVED 3 PAVED	HILL BLVD MEMORIAL WAY		50-100m WITH SEVERE DETERIORATION UNDER CONSTRUCTION	*		
03-01-0026 TERRACE DRIVE 03-01-0027 LOT 1 03-01-0028 CHAMPION BLVD	PARKING LOT COLLECTOR 10.	5 7.49 115 .5 10.46 110	4,845.7 0 1,150.2	.7 1979 .2 1979			50 50 50	150AC 100AC 150AC 100AC	8	M 0	0	3 L 3 M 0 0	0 0	10 3	H 3 H 11 L 2 H 5	M S	2 L (0 0 0	0 0 1	10 M 4 L	2 3 2 4	78 3 05/06	/2012 /2012	3 PAVED 3 PAVED	MEMORIAL WAY				\$ 267,000	
03-01-0029 LOT 2 03-01-0030 AVENUE G 03-01-0031 AVENUE H 03-01-0032 LOT 8	PARKING LOT COLLECTOR 8.5 LOCAL 7.0 PARKING LOT	5 8.47 295 0 7.02 145	2,498.8 5 1,017.7			1979 1979 1979	50 50 50 50	150AC 150AC 150AC	0 20	0 0 M 0	0	7 М О О 5 М 2 L	0 0	2	L 0	0 0 8 H	0 (5 H (0 0	0 0	0 0 10 L	2 5 2 3	3 05/06 3 05/06 4 05/06 4 3 05/06 4 3 05/06	/2012 /2012	3 PAVED 3 PAVED			Re-paved Summer/Fall 2012		\$ 267,000	,
03-01-0033 LOT 9 03-01-0034 LOT 7	PARKING LOT PARKING LOT		1,212.0	0 pre 1962 0 1990			unknown 50	150	1	M 0	0	0 0 2 L	0 0	1	L C	0 (0 0	0 0	0 0	0 0	2 5	97 5 05/06	/2012	3 PAVED	AVENUE G		SEVERELY DETERIORATED			
03-01-0035 MEMORIAL WAY 03-01-0036 LOT 4 03-01-0037 LOT 3	LOCAL 7.0 PARKING LOT PARKING LOT	0 7.14 295	1,410.8	.0 1988 .8 1988 .1 1988			85 50 50	170 150 150	0	0 0	0 :	2 H 3 M	0 0		M C	0 :	3 H (0 0	0 0 1	10 L	2 4		/2012	3 PAVED	MEMORIAL WAY MEMORIAL WAY		AROUND LOW LYING DRAINAGE AREA			
03-01-0038 LOT 6 03-01-0039 SERVICE ROAD 03-01-0040 INFORMATION PLAZA	PARKING LOT LOCAL 14.	.0 13.79 200 5 8.52 115	907.4	4 1988 5 1988	1999		50 85 75	150 170 300	0	0 0	0	4 H 7 H 1 H	0 0	4	M C	0 0 8 M :	0 0 B H 0	0 0	0 0	5 L 8 M	2 3 2	3 05/06 75 4 05/06	/2012 /2012	3 PAVED 3 PAVED	LAKESHORE DRIVE					
03-01-0041 LAKESHORE DRIVE PK LOT 03-01-0042 PINE ISLAND PK LOT 03-01-0043 MAINT ROAD	PARKING LOT PARKING LOT LOCAL 6.5	5 6.67 105	1,053.2	9 1978 2 2005 0 pre 1962			Full Depth Asphalt 75 unknown	150	0	0 0	0	4 H 0 0	0 0			0 (0 0	0 0	0 0	0 0	2 5		/2012	3 PAVED	LAKESHORE DRIVE LAKESHORE DRIVE				\$ 38,000	
03-01-0044 WCA BROAD ST DEPOT ACCE			2,635.0	0	1979	2012	75	300	50	Н 0	0		0 0	20	M 4	M 20	Н	0 0 9	5 H 1	15 M	2 2	3 05/06 00 4 05/06	/2012	3 PAVED			INCLUDES ACCESS ROAD AND PK LOT WEATHER HEAVED, STRUCTURALLY OK	1504 R PCI 100		9
03-01-0046 WALTER SCOTT PK SW 03-01-0047 LEGISLATIVE DRIVE	PARKING LOT LOCAL 10.	.0 9.92 85	2,471.8 5 843.6	.8 1979 .6 pre 1962			50 unknown Full Depth	100AC	0	0 0	0	0 0		1	L C	0 (0 0	0 0	0 0	0 0	2 5 2 5	97 3 05/06 91 4 05/06	/2012 /2012	3 PAVED 3 PAVED				1482_R_PCI 100		
03-01-0048 LAKESHORE DRIVE PK LOT 04-01-0001 WASCANA DRIVE	COLLECTOR 10.0	.0 10.07 470		1 1978			Asphalt		5	М	0	0 0	0 0	12	M s		0 7	7 []	0 0	3 L		0 05/06					Not Accessable			
04-01-0002 WASCANA DRIVE 04-01-0003 WASCANA DRIVE	COLLECTOR 10.1	.0 9.89 440	4,352.0 5 7,983.0	0 1964 0 1970	1998 1999	1985 1985	75 200	300	11 14	H 0 H 2	0 L	0 0 2 L	0 0	14 14	M 15	ы н Э м :	M 2	2 L (0 0	3 L 3 L	2 2 2 2 3	64 4 04/06 67 4 04/06	/2012 /2012	4 PAVED 4 PAVED			SCIENCE CENTER ENTRANCE OVERLAID LAST 50m PCI<55		\$ 240,000 \$ 440,000	
04-01-0004 WASCANA DRIVE-PK LOT 04-01-0005 POWERHOUSE DRIVE 04-01-0006 SCIENCE CENTER LOT	PARKING LOT LOCAL 10.0 PARKING LOT	.0 9.81 330	3,236.5	2 1970 5 1993 7 1970	1999	1985	200 70 200	150	0	0 0	0 :		0 0 0 0 0	4	M C	0 .	H C	0 0	0 0	0 0	2 4	97 5 04/06 97 4 04/06 90 4 04/06	/2012	4 PAVED	WASCANA DRIVE				\$ 125,000)

							varao			00	ilaition.																			
																0%														
				(m) (m)	n (m)	2 m²	` . / .	. / . /	<u> </u>			/	4 0	, gg³/	a gejii	ns sekins		/ / , /		//,	/ / ,	/./	//,5/	Cate						
	Harrie		mit	atrices whatrices	ten.	'Wego ' ' ' ' ' ' ' ' '	rec rec	2 epail	at lente.	(mm)	.of %	504 100	ing ser sion	Sion yet %	58 ansch	anscreed %	58 ⁴ 18	00 8582 00	1584 76	6 28° 'K	3 ,79 6	Curbs	o gating	son /	ert is			aent ⁵	6.H0.	25
, Life) gaad T	Me	20ad	good soo	20, 20to,	consti	Minor.	Major' sept	7.85	,e ^c	Jiigat Jiigat	Medi Med	TH CESTES CEST	anoute moute	onditalone	atch Catch	atch othor	othor autinis	Iting Chovil.	novil a aveil	Carelli 10 dr	Jide'S CIV	Critic Sec	Meg Cares	Statt	40		CORMIN	dicture	70 at
04-01-000	7 POWERHOUSE DRIVE	LOCAL	10.0 10.	.08 190	1,915.5	1970	1999	1985 200			9 M	0 0	3 M	0 0	8	M 15 M	1 3	1 0 0	2 F	1 16 1	M 2	3 59	4 04/06/2012	4 PAVED	<u> </u>				•	\$ 106,00
04-01-000	8 LOT 1-SASKPOWER PRK	PARKING LOT	Г		3,237.5	1981		180	350		6 M	0 0	3 M	0 0	6	M 5 M	1 4	1 0 0	2 F	1 20 I	H 2	3 57	3 04/06/2012	4 PAVED						\$ 179,00
05.01.000	1 LAKESHORE DRIVE	COLLECTOR	11.0 11	20 645	7 225 5	1060	1993	1979 200			0 0	0 0	0 0	0 0	2		0 1 1	4 0 0	0 0	0	0 2	4 02	4 04/06/2012	5 DAVED						
05-01-000	I LAKESHOKE DRIVE	COLLECTOR	11.0 11.	.20 645	7,225.5	1909	1993	1979 200			0 0	0 0	0 0	0 0	2	LU	J 1 1	<i>I</i> I 0 0	0 (, 0	0 2	4 92	4 04/06/2012	SPAVED				STRUCTURALLY OK,		
	2 LAKESHORE DRIVE	COLLECTOR						1976 200					4 H	0 0			1 25			35 1			4 04/06/2012				F	RESURFACING REQUIRED	1473_R_PCI 65	\$ 400,00
05-01-000	Road to Parking lot	LOCAL PARKING LOT	11.0 11.	.18 180	2,012.2 9,598.7			1988 200 175			0 H 0 H			0 0		H 10 H		0 0					0 04/06/2012 4 04/06/2012		WASCANA DRIVE		-	RECONSTRUCTED FALL 2012	1477 PK PCI 43	
05-01-000		PARKING LOT			12,694.4			75	150		0 H			0 0									4 04/06/2012				F	RECONSTRUCTED FALL 2012	0	
05.04.000	0.107480	PARKING LOT			20,000,0						0 0	0 0	0 0	0 0	0	0 0	0 0				0 0	0 NA	0.04/00/0040	E DAVED	MACCANA DDIVE			CURRENTLY		
05-01-000	6 LOT 1 & 2	PARKING LOT			39,000.0						0 0	0 0	0 0	0 0	0	0 0	0	0 0 0	0 0	0	0 0	0 NA	0 04/06/2012	5 PAVED	WASCANA DRIVE		1	RECONSTRUCTING		
	1 MCDONALD STREET	COLLECTOR						1973 Recap	Oiled GR		3 M	0 0	0 0	10 L	8	M 0					0 0		0 04/06/2012							
06-01-000	2 ASSINIBOINE AVENUE	COLLECTOR	7.5 7.	.48 895	6,695.5	Pre 1962	continuous	1984 Recap Reclaimed	Oiled GR	1	2 H	2 L	2 M	15 M	9	L 4 N	1 2	L 0 0	2 F	0	0 0	3 65	0 04/06/2012	6 PAVED			,	MINOR WASH BOARDING AND		\$ 369,00
06-01-000	3 CANADA GAMES PK LOT	PARKING LOT	г		13,654.8	1979		Asphalt			0 0	0 0	0 0	0 0	0	0 0	30	L 0 0	0 (0	0 0	3 79	0 04/06/2012	6 GRAVE	L		F	POTHOLES		
06-01-000	4 BALL DIAMOND PARKING LOT	PARKING LOT	Г		5,180.0	2003		Gravel			0 0	0 0	0 0	0 0	0	0 0	20	L 0 0	2 F	0	0 0	3 75	0 04/06/2012	6 GRAVE	L ASSINIBOINE AVEN	NUE	(GRAVELING REQUIRED		
06-01-000	5 GOOSE HILL LOOKOUT	LOCAL	6.0	350	2,125.0	1999		Reclaimed Asphalt	1		0 0	0 0	0 0	0 0	0	0 0	20		0 (,		3 70	04/06/2013	6 GRAVE	1		(GRAVELING REQUIRED		
00 01 000	0 GOODE THEE ECONODY	EOOAE	0.0	550	2,120.0	1555		rioprian			0 0	0 0	0 0	0 0		0 0	20					3 70	04/00/2012	OOMAL	_			ON THE WORLD		
	1 UNIVERSITY DRIVE NORTH	COLLECTOR		.52 760			1990+	1979			2 M	0 0	2 M	0 0	J	M 4	L 0	0 0 0	0 (0	0 2		3 04/06/2012							
	2 UNIVERSITY DRIVE EAST 3 UNIVERSITY DRIVE SOUTH	COLLECTOR	10.0 9. 10.0 10.				1990+ 1990+	1979 1979			2 L 0 0	0 0	0 0 2 M	0 0	6	M 2 M 3	L 0	0 0 0	0 0) 3	L 2 M 2	4 82 3 80	3 04/06/2012 3 04/06/2012							
07-01-000	4 UNIVERSITY DRIVE SOUTH	COLLECTOR	10.0 10.	.13 400	4,050.5	1967	1990+	1979		1	0 M	0 0	2 M	0 0	15	H 10	L 1	1 0 0	0 0	5	L 2	3 72	3 04/06/2012	7 PAVED						
	5 UNIVERSITY DRIVE WEST 6 UNIVERSITY DRIVE WEST	LOCAL		.76 500			1990+	1979			0 0	0 0	0 0	0 0	9	L 1	L 0	0 0 0	0 (1	L 2	4 86 3 67	4 04/06/2012 3 04/06/2012							¢ 75.00
07-01-000		LOCAL PARKING LOT	9.0 9. F	.06 150	1,358.9 3,346.4	1967+				1	0 L	0 0	0 0	0 0	4	IVI 10 M	n 3 1 0	0 0 0	0 () 1	L 2	3 67	0 04/06/2012							\$ 75,00
07-01-000	8 LOT 2	PARKING LOT	Г		8,958.0						1 L	0 0	1 L	0 0	5	M 3 M	A 0	0 0 0	0 (5	L 0	3 72	0 04/06/2012	7 PAVED						
07-01-000 07-01-001		PARKING LOT PARKING LOT			10,630.2 9,668.9					1	0 H	0 0	5 M	0 0	20 30	M 5 M	1 2	4 0 0	0 () 5 I	M 2	2 66 2 63	3 04/06/2012 3 04/06/2012							\$ 585,00 \$ 532,00
07-01-001	1 FIRST NATION WAY	LOCAL		.38 530	3,912.0						0 0	0 0	2 H	0 0	1	L 1	n 2	L 0 0	0 0) 10			5 04/06/2012							ф 552,00
	2 LOT 18	PARKING LOT			6,275.0						0 0	0 0	1 M	0 0	1	L 0	0 0	0 0 0	0 (0	0 2	5 92	4 04/06/2012	7 PAVED						
07-01-001	3 LOT 19	PARKING LOT	-		3,138.0			Reclaimed Asphalt	1		0 0	0 0	0 0	0 0	0	0 0	0 5 1	4 0 0	0 () 0	0 0	3 85	0 04/06/2012	7 GRAVE	1			PREVIOUSLY PAVED		
07-01-001	4	LOCAL	6.0 6.	.03 160	965.0	1967		Aspiran			5 L	0 0	0 0	0 0	15	L 5	L 0	0 0 0	0 (0 0	0 2		3 04/06/2012	7 PAVED						
07-01-001		LOCAL	6.0 6.	.00 60							3 L	0 0	0 0	0 0	3	L 0	0 0	0 0 0	0 (0 0	0 2	5 88	3 04/06/2012				(OVERLAID		
07-01-001		PARKING LOT PARKING LOT			10,062.6 7,654.0						5 L	0 0	0 0	0 0	15	L 5	0 0	0 0 0	0 0	0 0	0 2	3 70 5 93	3 04/06/2012 4 04/06/2012							
07-01-001	8 LOT 14	PARKING LOT	Г		3,090.0	2004					0 0	0	0 0	0 0	3	M 2 M	A 1	1 0 0	0 (1 1	M 2		4 04/06/2012	7 PAVED						
07-01-001		LOCAL		.15 230							5 L	0 0	0 0	0 0	3	L 1	L 0	0 0 0	0 (0 0	0 2	4 88	4 04/06/2012 4 04/06/2012							
07-01-002 07-01-002		PARKING LOT PARKING LOT			2,820.5 2,622.3						4 M	0 0	0 0	0 0	2	L 2	L 0	0 0 0	0 0) 2	L 2	4 79 5 90	4 04/06/2012							
07-01-002	2 LOT 10	PARKING LOT	Г		2,638.1						0 0	0 0	0 0	0 0	5	L 2	L 0	0 0 0	0 () 1	L 2	4 87	4 04/06/2012	7 PAVED						
07-01-002 07-01-002		LOCAL			2,381.0 7,722.2						0 0	0 0	2 H	0 0	3	H 0	0 0	0 0 0	0 (0 0	0 2	4 90 4 92	4 04/06/2012 0 04/06/2012		RESEARCH DRIVE					
	5 RESEARCH DRIVE	COLLECTOR	8.0 7.								0 0	0 0	0 0	0 0	3	M 0	0 0	0 0 0	0 0	0 0	0 2	5 97	5 04/06/2012							
07-01-002	6 RESEARCH DRIVE	COLLECTOR	8.0 7.		2,762.5	1998					0 0	0 0	0 0	0 0	3	M 0	0 0	0 0 0	0 (0	0 2	5 97	5 04/06/2012							
07-01-002	7 RESEARCH DRIVE	COLLECTOR			4,325.0 3,155.0						0 0	0 0	0 0	0 0	1	M 0	0 0	0 0 0	0 () 1	L 2	5 96 5 98	5 04/06/2012 5 04/06/2012		RESEARCH DRIVE					
07-01-002		LOCAL			1,091.5						0 0	0 0	0 0	0 0	0	0 0	0 0	0 0 0	0 0	0 0	0 2	5 99	5 04/06/2012							
	0 LOT 16	PARKING LOT			8,295.5							0 0	0 0	0 0	2	L 1		0 0 0	0 (0 0			4 04/06/2012							
	1 LOT G 2 LOT H	PARKING LOT PARKING LOT			6,546.7 4,656.2						0 0	0 0	0 0	0 0	3	L 0	0 0	0 0 0	0 0	0 0		5 97 5 97	5 04/06/2012 0 04/06/2012	7 PAVED 7 PAVED						
								Reclaimed	i			0 0	0 0	0 0	U		0	0 0	,	, 0	ŭ - E	0 0.								
	3 LOT 15 4 LOT H	PARKING LOT PARKING LOT			25,341.6 4,718.4			Asphalt			0 0	0 0	0 0	0 0	3	L 0	0 0	0 0 0	0 (0	0 2	5 97	5 04/06/2012 4 04/06/2012							\$ 260,000
	5 LOT A	PARKING LOT			3,760.5					1	0 0	0 0	0 0	0 0	2	L 0	0 0	0 0 0	0 (0 0	0 2	5 96	4 04/06/2012							\$ 260,000
07-01-003	6	PARKING LOT	Г		1,805.3						0 0	0 0	0 0	0 0	2	L 0	0 0	0 0 0	0 (0	0 2	5 97	5 04/06/2012	7 PAVED						
07-01-003 07-01-003		PARKING LOT PARKING LOT			3,342.9 3,507.5						0 0	0 0	0 0	0 0	4	L 1	L 1 I	M 0 0	0 (0 0		5 95 4 80	5 04/06/2012 5 04/06/2012							
07-01-003		PARKING LOT			2,504.3						0 0	0 0	0 0	0 0	2	L 1	L O	0 0 0	0 0	0 0		5 95	4 04/06/2012	7 PAVED						
07-01-004		PARKING LOT	Г		6,413.3							0 0	0 0	0 0		M 0							5 04/06/2012							
07-01-004	1 LOT B	PARKING LOT	1		3,595.4			Reclaimed	1		0 0	0 0	0 0	0 0	4	M 0	0 0	0 0 0	0 0	0	0 0	5 94	5 04/06/2012	7 PAVED						
	2 LOT 17	PARKING LOT			11,234.5			Asphalt					0 0										0 04/06/2012							
07-01-004	3	LOCAL	6.0 6.	.21 135	838.3	1998					0 0	0 0	2 H	0 0	3	H 0	0 0	0 0 0	0 (0	0 2	4 90	0 04/06/2012	7 PAVED						
08-01-000	1 WASCANA PARKWAY	ARTERIAL	10.5 10	30 1870	19,264.4						4 H	0 0	0 0	0 0	7	L O) 2	1 0 0	0 0	0	0 0	4 88	0 04/06/2012	8 PAVED						
08-01-000	2	COLLECTOR	9.5 9.	.53 680	6,479.8	2000					1 M	0 0	0 0	0 0	2	L 0	0 1 1	A 0 0	0 (1	L 2	5 92	4 04/06/2012	8 PAVED						
08-01-000	3 4 LOT 12	LOCAL PARKING LOT		.90 320	2,847.3 2.003.9			FO 475			1 M 0 0												4 04/06/2012							
08-01-000		PARKING LOT			5,129.0			50 175 s.c. 50 175 s.c.			0 0				1	L 0	0 0	0 0 0	0 (0	0 2	5 99	5 04/06/2012 4 04/06/2012	8 PAVED						
	6 LOT 3	PARKING LOT				2003		50	300		0 0												4 04/06/2012							
08-01-000	7 LOT 2	PARKING LOT	-		1 004 4	1972			Upper Concre Structure		0 0	0 0	0 0	0 0	1	L O	0	0 0 0	0 /	, ,	1 2	5 07	5 04/06/2012	9 PAVED				Parking Structure		
08-01-000		PARKING LOT				1972	2001	50	175 s.c.		0 0				1								4 04/06/2012				- '	raiking Structure		
08-01-000	9 LOT 5	PARKING LOT			6,796.2	2001		50 175 s.c.			0 0	0 0	0 0	0 0		L 0	0 0	0 0 0	0 (0 (0 2	5 98	4 04/06/2012	8 PAVED						
08-01-001	0 LOT 6&7	PARKING LOT	Г		4,778.1	2001		50 175 s.c. Reclaimed			0 0	0 0	0 0	0 0	3	L 0	0 0	0 0 0	0 (0	0 2	5 97	4 04/06/2012	8 PAVED						
08-01-001	1 LOT 8	PARKING LOT	г		3,838.0	2001		Asphalt			0 0	0 0	0 0	0 0	0	0 0	0 0	0 0 0	0 0	0	0 2	5 98	4 04/06/2012	8 PAVED						
					.,			Reclaimed																						
08-01-001	2 LOT 9	PARKING LOT	Г		764.0	2002		Asphalt			0 0	0 0	1 L	0 0	1	L 0	0 0	0 0 0	0 (1	L 2	5 93	4 04/06/2012	8 PAVED			,	CONCRETE OK LOT, NO		
08-01-001	3 LOT 12	PARKING LOT	г		3,666.7	2000					0 0	0 0	0 0	0 0	1	L 0	0 0	0 0 0	0 (0	0 0	5 95	0 04/06/2012	8 PAVED				SPALLING, GOOD SHAPE		
		DAD:::::::::::::::::::::::::::::::::::	_					Reclaimed																				004000000000		
08-01-001	4 LOT 10	PARKING LOT LOCAL		68 210	24,477.0 3.921.8			Asphalt			0 0				1	0 0 L 0	0 50 1						0 04/06/2012				(GRADING REQUIRED		
08-01-001	6	COLLECTOR	10.0 10.		5,434.5						0 0				1	L 0	0 0	0 0 0	0 (0 (0 2	5 97	4 04/06/2012	8 PAVED						
	7 LOT 17	PARKING LOT				2003		50	300		0 0				_	L 0							4 04/06/2012							
	8 LOT 14 9 LOT ?	PARKING LOT PARKING LOT				1972		50 50	175 s.c. 300		0 0 1 M												5 04/06/2012 4 04/06/2012							
08-01-001	0	LOCAL	9.0 9.		3,003.0			30	300		5 L	0 0	0 0	0 0	50	L 0	0 0	0 0 0	0 (10	L 2	4 80	3 04/06/2012	8 PAVED						
	1 WASCANA PARKWAY				1,893.1						5 L												0 04/06/2012							

set Inventory							Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
nitary Sewer	Area	туре	Segment	Owner	Material	Diameter	installation	Remaining	Status	Comments	Sub-Type Name	Lengin	Cost \$
01-03-0048	01	03	0048		CONC	0			ACTIVE		Main	5.8	N/A
01-03-0048	01	03	0009	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	73.5	\$67,200
01-03-0009	01	03	0035	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	70.9	\$65,800
01-03-0033	01	03	0033	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	126.2	\$116,200
01-03-0043	01	03	0043	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	75.3	\$68,600
01-03-0003	01	03	0003	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	14.4	\$9,800
01-03-0003	01	03	0003	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	201.3	\$127,400
01-03-0004	01	03	0012	City of Regina	CONC	750	1957	-20	ACTIVE	EXACT SURVEY LENGTH UNKNOWN	Trunk	50.3	\$32,200
01-03-0012	01	03	0012	City of Regina	CONC	750	1957	-20	ACTIVE	EXACT GORVET ELIVOTTI GIVINGWIN	Trunk	96.3	\$61,600
01-03-0034	01	03	0034	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	147.5	\$93,800
01-03-0037	01	03	0037	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	172.2	\$109,200
01-03-0038	01	03	0036	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	29.3	\$19,600
01-03-0047	01	03	0040	City of Regina	CONC	750	1957	-20	ACTIVE	DETAILS	Trunk	6.7	\$5,600
	01					750				EXACT SURVEY LENGTH UNKNOWN		88.4	\$56,000
01-03-0052 01-03-0006	01	03	0052 0006	City of Regina	CONC PAPER	100	1957	-20	ACTIVE ACTIVE	EXACT CORVET LENGTH CHINACOWN	Trunk Main	36.0	\$33,600
01-03-0007	01	03	0006		PAPER	100			ACTIVE		Main	72.0	\$65,800
01-03-0007	01	03	0007	City of Regina	POLY E	150	1994	42	ACTIVE	INSTALLED BY FACILITIES	Main	50.3	\$32,200
01-03-0023	01	03	0023	City of Regina	POLY E	150	1994	42	ACTIVE	INSTALLED BY FACILITIES	Main	51.6	\$32,200
01-03-0031	01	03	0031	City of Regina	PVC	150	1958	6	ACTIVE	REPAIRED 2011/09/15	Main	3.0	\$2,800
	01	03	0016	City of Pogino	PVC	600	2004	52	ACTIVE	KEI AIKED 2011/03/13	Trunk	2.0	\$1,400
01-03-0016	_			City of Regina		600			ACTIVE				\$1,400
01-03-0017	01	03	0017	City of Regina	PVC		2004	52	ACTIVE		Trunk Trunk	2.0	\$1,400
01-03-0044 01-03-0040	01 01	03	0044 0040	City of Regina	PVC PVC	750 900	2001	49 49	ACTIVE		Trunk	2.3 4.2	\$4,200
01-03-0040	01	03	0040	City of Regina City of Regina	PVC	1050	2001	49	ACTIVE		Trunk	1.8	\$2,800
01-03-0008	01	03	0003	City of Regina City of Regina	UNKNOWN	0	2001	49	ACTIVE		Main	46.7	\$43,400
01-03-0008	01	03	0008	Darke Hall	UNKNOWN	0			ACTIVE		Main	30.1	\$19,600
01-03-0024	01	03	0024	Royal Sask. Museum	VCT	150	1955	-22	ACTIVE		Main	26.0	\$16,800
01-03-0019	01	03	0001	WCA	VCT	150	1958	-4	ACTIVE		Main	47.6	\$28,000
01-03-0019	01	03	0019	VVCA	VCT	150	1973	11	ACTIVE		Main	26.0	\$16,800
01-03-0021	01	03	0021	Darke Hall	VCT	200	1973	- 11	ACTIVE		Main	50.8	\$32,200
01-03-0002	01	03	0002	College Building	VCT	200	1958	4	ACTIVE		Main	25.6	\$16,800
01-03-0010	01	03	0010	Darke Hall	VCT	200	1936	-4	ACTIVE		Main	84.9	\$54,600
01-03-0011	01	03	0020	WCA	VCT	200	1958	-4	ACTIVE		Main	21.6	\$14,000
01-03-0020	01	03	0020	WCA	VCT	200	1958	-4	ACTIVE		Main	24.0	\$14,000
01-03-0025	01	03	0022	CBC Building	VCT	200	1901	-51	ACTIVE		Main	35.0	\$13,400
01-03-0028	01	03	0025	WCA	VCT	200	1958	-51	ACTIVE		Main	50.3	\$32,200
			0028	VVCA	VCT		1936	-4	ACTIVE		Main		
01-03-0029	01 01	03		Callaga Duilding	VCT	200	1958	-4	ACTIVE			98.5	\$63,000
01-03-0049	_	03	0049	College Building		250			ACTIVE		Main	181.2	\$113,40
01-03-0013	01	03	0013	City of Regina	VCT	600	1913	-49			Trunk	165.3	\$141,40
01-03-0014	01	03	0014	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	99.2	\$85,400
01-03-0015	01	03	0015	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	41.8	\$36,400
01-03-0027	01	03	0027	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	210.3	\$180,60
01-03-0030	01	03	0030	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	198.7	\$170,80
01-03-0045	01	03	0045	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	99.2	\$85,40
rm Sewer	04	0.4	0000		0010	000	1050	200	A OT!! /5		Marti	20.6	000.00
01-04-0009	01	04	0009		CONC	300	1950	-22	ACTIVE		Main	93.3	\$63,000
01-04-0010	01	04	0010	Au 1= 1	CONC	450	1950	-22	ACTIVE		Main	106.4	\$79,800
01-04-0069	01	04	0069	City of Regina	CONC	450	1958	-14	ACTIVE		Main	47.2	\$36,400
01-04-0033	01	04	0033		CONC	900	1949	-23	ACTIVE		Trunk	69.8	\$74,200

Inventory				<u> </u>			Value		Condition				Maintena
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost
01-04-0036	01	04	0036	Owner	CONC	1050	1949	-23	ACTIVE	Comments	Trunk	69.7	\$78,4
01-04-0036	01	04	0030		CONC	1800	1949	-23	ACTIVE		Trunk	203.6	\$257
01-04-0024	01	04	0024		CONC	1800	1949	-23	ACTIVE		Trunk	395.9	\$499
01-04-0037	01	04	0032	City of Pogino	CONC	1950	1948	-23	ACTIVE	TUNNEL	Trunk	400.7	\$505
				City of Regina			1946	-24		TONNEL			φουο
01-04-0027	01	04	0027	WCA	CSP	600	4040	0.4	ACTIVE	Elevations Calculated	Main	6.3	Ф74
01-04-0005	01	04	0005	City of Regina	CSP	1950	1948	-24	ACTIVE		Trunk	56.0	\$71,
01-04-0011	01	04	0011	City of Regina	CSP	1950	1948	-24	ACTIVE	End Elevation Calculated	Trunk	35.4	\$44
01-04-0019	01	04	0019	City of Regina	PVC	200	N/A	N/A	NOT IN USE	ABANDONED	Main	4.0	
01-04-0008	01	04	8000	City of Regina	PVC	300	1990	38	ACTIVE		Main	93.0	\$63
01-04-0038	01	04	0038		PVC	300	1990	38	ACTIVE		Main	118.4	\$79
01-04-0040	01	04	0040	City of Regina	PVC	375	1990	38	ACTIVE		Main	53.0	\$37
01-04-0006	01	04	0006	Norman McKenzie	RCP	250	1958	-4	ACTIVE		Main	26.5	\$18
01-04-0039	01	04	0039		RCP	300			ACTIVE		Main	95.8	\$64,
01-04-0007	01	04	0007	College Building	RCP	375			ACTIVE		Main	3.4	
01-04-0017	01	04	0017		RCP	375			ACTIVE		Main	25.0	\$18
01-04-0023	01	04	0023	City of Regina	RCP	375	1950	-22	ACTIVE		Main	15.8	\$11
01-04-0028	01	04	0028	WCA	RCP	375			ACTIVE		Main	30.5	\$22
01-04-0030	01	04	0030	College Building	RCP	375			ACTIVE		Main	23.0	\$16
01-04-0034	01	04	0034		RCP	375			ACTIVE		Main	82.1	\$58
01-04-0004	01	04	0004	WCA	RCP	450			ACTIVE		Main	45.7	\$35
01-04-0029	01	04	0029	WCA	RCP	450			ACTIVE		Main	36.6	\$28
01-04-0015	01	04	0015	WCA	RCP	600			ACTIVE		Main	113.6	\$98
01-04-0025	01	04	0025		UNKNOWN	0	N/A	N/A	ACTIVE		Main	3.5	
01-04-0026	01	04	0026		UNKNOWN	0	N/A	N/A	ACTIVE		Main	26.3	\$18
01-04-0031	01	04	0031		UNKNOWN	0	N/A	N/A	ACTIVE		Main	37.3	\$25
01-04-0035	01	04	0035	WCA	UNKNOWN	0	N/A	N/A	ACTIVE		Main	115.6	\$75
01-04-0041	01	04	0041	City of Regina	UNKNOWN	0	N/A	N/A	7101112		Main	0.0	4.0
01-04-0042	01	04	0042	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	_
01-04-0043	01	04	0042	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	_
01-04-0046	01	04	0045	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	_
01-04-0047	01	04	0040	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	+
	01			WCA		0							_
01-04-0051	V.	04	0051	Oits of Denine	UNKNOWN	Ů	N/A	N/A			Main	0.0	_
01-04-0052	01	04	0052	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0053	01	04	0053	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	+
01-04-0054	01	04	0054	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	+
01-04-0055	01	04	0055	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	+
01-04-0056	01	04	0056	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	+
01-04-0058	01	04	0058	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0061	01	04	0061	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	+
01-04-0062	01	04	0062		UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0063	01	04	0063	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0045	01	04	0045	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0048	01	04	0048	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0059	01	04	0059	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0003	01	04	0003	City of Regina	VCT	250	N/A	N/A		ABANDONED	Main	46.3	\$30
01-04-0012	01	04	0012	City of Regina	VCT	250	N/A	N/A	NOT IN USE	ABANDONED	Main	50.4	\$33
01-04-0016	01	04	0016	City of Regina	VCT	250	N/A	N/A	NOT IN USE	ABANDONED	Main	67.9	\$44
01-04-0001	01	04	0001	Norman McKenzie	VCT	300	1961	-1	ACTIVE		Main	19.7	\$14
01-04-0002	01	04	0002	Regina Sewer Main	VCT	300	1955	-7	ACTIVE		Main	71.7	\$49
01-04-0021	01	04	0021	Norman McKenzie	VCT	300	1961	-1	ACTIVE		Main	23.4	\$16

Asset Inventory								Value		Condition				Maintenance
	EID.	•	_				5: .	1	Approx Yrs	0		0.1.7		0.10
Potable Water Main	EID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	5-0001	04	OF	0001		CI	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	3.2	
		01	05			CI				ACTIVE	ABANDONED	Distribution		\$40,600
	5-0002	01	05	0002 0003		CI	40	1965	13 35	ACTIVE		Distribution	69.0	
	5-0003	01	05			CI	25	1987				Distribution	48.0	\$28,000
	5-0004	01	05	0004		AC	150	1981	29	ACTIVE		Distribution	80.0	\$46,200
	5-0005	01	05	0005		AC	150	1981	29	ACTIVE		Distribution	93.0	\$53,200
01-05	5-0006	01	05	0006		PVC	250	1990	38	ACTIVE	CITY RESPONSIBLE FOR	Distribution	4.7	
											MAINTENANCE			
01-05	5-0007	01	05	0007		CI	150	N/A	N/A	ACTIVE	TO POOL AND TOILETS	Distribution	7.1	
01-05	5-0008	01	05	8000	City of Regina	PVC	150	2003	51	ACTIVE		Distribution	1.2	
01-05	5-0009	01	05	0009			100			ACTIVE		Distribution	51.0	\$28,000
											MAINTENANCE			
01-05	5-0010	01	05	0010	City of Regina	AC	150	N/A	N/A	ACTIVE	TO POOL AND TOILETS	Distribution	117.5	\$65,800
	5-0010	01	05	0010	City of Regina	CI	200	N/A	N/A	NOT IN USE		Distribution	111.1	\$64,400
		01							N/A		NEWNOONED			
	5-0012		05	0012		UNKNOWN	150	N/A		ACTIVE	ABANDONED	Hydrant Lead	11.8	\$7,000
	5-0013	01	05	0013	14/04	UNKNOWN	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	1.2	
	5-0014	01	05	0014	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	8.7	
	5-0015	01	05	0015	WCA	PVC	150	1988	36	ACTIVE		Distribution	8.1	
	5-0016	01	05	0016	WCA	CI	40			ACTIVE		Distribution	100.0	\$57,400
01-05	5-0017	01	05	0017		UNKNOWN	150	N/A	N/A	ACTIVE	CITY DESDINGED E END	Hydrant Lead	2.7	
											MAINTENANCE			
01-05	5-0018	01	05	0018	City of Regina	PVC	150	1994	42	ACTIVE	TO POOL AND TOILETS	Distribution	2.3	
	5-0019	01	05	0019	City of Regina	AC	150	N/A	N/A	ACTIVE		Distribution	20.0	\$11,200
	5-0020	01	05	0020	211, 211129.112	CI	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	67.8	\$39,200
	5-0021	01	05	0021		AC	150	1986	34	ACTIVE		Distribution	88.0	\$49,000
	5-0022	01	05	0021		AC	150	1986	34	ACTIVE		Distribution	88.0	\$49,000
	5-0022	01	05	0022		PVC	250	1990	38	ACTIVE		Distribution	1.7	ψ+3,000
	5-0023	01	05	0023	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	101.2	\$56,000
	5-0024	01	05	0024	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	2.1	φ30,000
												·		
	5-0028	01	05	0028	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	2.4	
	5-0033	01	05	0033	City of Regina	PVC	150	2003	51	ACTIVE		Distribution	2.6	4=
	5-0034	01	05	0034	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	10.9	\$7,000
	5-0037	01	05	0037	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	1.5	-
	5-0038	01	05	0038		PVC	250	1990	38	ACTIVE		Distribution	78.9	\$57,400
	5-0039	01	05	0039		PVC	250	1990	38	ACTIVE		Distribution	117.1	\$85,400
01-05	5-0040	01	05	0040		AC	150	1953	-9	ACTIVE	CITY DESDINGED E END	Distribution	25.2	\$14,000
											MAINTENANCE			
01-05	5-0042	01	05	0042	City of Regina	AC	150	N/A	N/A	ACTIVE	TO POOL AND TOILETS	Distribution	71.5	\$40,600
	5-0047	01	05	0047	WCA	PVC	40	N/A	N/A				60.0	\$29,400
	5-0050	01	05	0050	City of Regina	N/A	0	N/A	N/A				0.0	
	5-0052	01	05	0052	- ', -: : :3g	AC	150	1986	24				88.0	\$43,400
	5-0055	01	05	0055		AC	150	1986	24				88.0	\$43,400
	5-0056	01	05	0056		N/A	0	N/A	N/A		+		0.0	φ 10, 100
	5-0057	01	05	0057	Conservatory	N/A	0	N/A	N/A				0.0	
	5-0057	01	05	0057	CBC Building	AC	150	1981	19	+			53.0	\$26,600
										_				φ20,000
	5-0080	01	05	0080	Conservatory	N/A	0	N/A	N/A	+			0.0	
	5-0086	01	05	0086	Conservatory	N/A	0	N/A	N/A				0.0	#00.000
01-05	5-0104	01	05	0104	CBC Building	AC	150	1981	19				53.0	\$26,600

Asset Invento	ry							Value		Condition				Maintenance
			_						Approx Yrs	_	_			
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer														
	02-03-0001	02	03	0001	HMCS QUEEN	CONC	200	1974	-3	ACTIVE		Main	129.3	\$82,600
	02-03-0002	02	03	0002	WCA	ABS	150	1981	19	ACTIVE		Main	2.5	\$2,800
	02-03-0003	02	03	0003	WCA	PVC	75	1981	19	ACTIVE	FORCE MAIN	Main	64.0	\$40,600
	02-03-0004	02	03	0004	WCA	VCT	200	2008	31	ACTIVE		Main	214.0	\$135,800
Storm Sewer														
	02-04-0004	02	04	0004	City of Regina	CONC	300	1965	-7	ACTIVE		Main	31.6	\$22,400
	02-04-0005	02	04	0005	WCA	CONC	250	1974	2	ACTIVE		Main	38.1	\$25,200
	02-04-0006	02	04	0006	WCA	VCT	375	1974	12	ACTIVE		Main	66.6	\$47,600
	02-04-0007	02	04	0007	City of Regina	CONC	250	1965	-7	ACTIVE		Main	92.7	\$60,200
	02-04-0008	02	04	8000	WCA	VCT	250	1974	12	ACTIVE		Main	60.0	\$39,200
	02-04-0009	02	04	0009	City of Regina	CONC	300	1965	-7	ACTIVE		Main	19.1	\$14,000
	02-04-0010	02	04	0010	WCA	CSP	250	1974	2	ACTIVE		Main	45.6	\$29,400
	02-04-0011	02	04	0011	City of Regina	CONC	250	1965	-7	ACTIVE		Main	80.7	\$53,200
	02-04-0012	02	04	0012	WCA	VCT	375	1974	12	ACTIVE		Main	7.1	\$5,600
	02-04-0014	02	04	0014	WCA					ACTIVE		Main	13.7	\$9,800
	02-04-0015	02	04	0015	WCA					ACTIVE		Main	19.3	\$12,600
	02-04-0016	02	04	0016	WCA					ACTIVE		Main	90.6	\$58,800
	02-04-0017	02	04	0017	WCA					ACTIVE		Main	55.6	\$36,400
	02-04-0020	02	04	0020	WCA					ACTIVE		Main	25.0	\$16,800
Potable Water N	_													V 10,000
	02-05-0003	02	05	0003	WCA	AC	150	1981	19	ACTIVE		Distribution	123.0	\$89,600
	02-05-0004	02	05	0004	WCA	CU	25	1981	19	ACTIVE		Distribution	25.0	\$14,000
	02-05-0005	02	05	0005	WCA	CU	50	1981		ACTIVE		Distribution	19.0	\$11,200
	02-05-0006	02	05	0006	WCA	AC	150	1953	-9	ACTIVE		Distribution	15.0	\$8,400
	02-05-0008	02	05	0008	City of Regina	AC	150	1953	-9	ACTIVE		Distribution	20.7	\$12,600
									-					\$8,400
	02-05-0012	02	05	0012	WCA	AC	150	1953	-9	ACTIVE		Distribution	13.2	

set Inventory								Value		Condition				Maintenance
	AEID	Δ	T	0	0	Matarial	D:	la et elle Cen	Approx Yrs	01-1	0	Out Torre News	Lawath	0
	AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
nitary Sewer	22 22 222			2224	VVIO 4		000			4.0TU/F			4040	A 24.222
	03-03-0001	03	03	0001	WCA		300			ACTIVE		Main	134.3	\$84,000
	03-03-0002	03	03	0002	WCA	VCT	200			ACTIVE		Main	146.9	\$89,600
	03-03-0003	03	03	0003	WCA	VCT	200			ACTIVE		Main	24.7	\$15,400
	03-03-0004	03	03	0004	TC Douglas	VCT	200			ACTIVE		Main	29.4	\$18,200
	03-03-0005	03	03	0005	WCA	PVC	350	1987		ACTIVE		Trunk	44.5	\$29,400
	03-03-0006	03	03	0006		UNKNOWN	0			ACTIVE		Main	5.7	
	03-03-0007	03	03	0007	WCA	PVC	250	1987		ACTIVE		Main	86.9	\$54,600
	03-03-0008	03	03	8000	WCA	VCT	250			ACTIVE		Main	71.3	\$44,800
	03-03-0009	03	03	0009		UNKNOWN	0			ACTIVE		Main	34.1	\$22,400
	03-03-0010	03	03	0010	TC Douglas	VCT	200			ACTIVE		Main	105.5	\$64,400
	03-03-0011	03	03	0011		UNKNOWN	200			ACTIVE		Main	51.3	\$32,200
	03-03-0012	03	03	0012	WCA	PVC	350	1987		ACTIVE		Trunk	85.0	\$56,000
	03-03-0013	03	03	0013	WCA	PVC	450	1987		ACTIVE		Trunk	87.9	\$61,600
	03-03-0014	03	03	0014	WCA	VCT	150	UNKNOWN		ACTIVE		Main	60.9	\$39,200
	03-03-0015	03	03	0015	WCA	PVC	350	1987		ACTIVE		Trunk	26.8	\$18,200
	03-03-0016	03	03	0016	WCA	PVC	450	1987		ACTIVE		Trunk	45.4	\$32,200
	03-03-0017	03	03	0017	WCA	VCT	200			ACTIVE		Main	41.8	\$25,200
	03-03-0018	03	03	0018	WCA	PVC	250	1987		ACTIVE		Main	52.7	\$33,600
	03-03-0019	03	03	0019	SLB	VCT	300	UNKNOWN		ACTIVE		Main	106.9	\$68,600
	03-03-0020	03	03	0020	MAG	VCT	300	1975	13	ACTIVE		Main	40.4	\$26,600
	03-03-0020	03	03	0020	IVIAO	UNKNOWN	300	1975	13	ACTIVE		Iviaiii	40.4	Ψ20,000
	03-03-0021	03	03	0021	WCA	VCT	250			ACTIVE		Main	83.5	\$53,200
	03-03-0022	03	03	0022	WCA	VCT	250	1975	13	ACTIVE		Main	20.7	\$14,000
					WCA	VCT		1975	13	ACTIVE				
	03-03-0024	03	03	0024	WCA		250					Main	61.6	\$39,200
	03-03-0025	03	03	0025	14/0.4	CI	100	4007	0.5	ACTIVE		Main	88.9	\$53,200
	03-03-0026	03	03	0026	WCA WCA	PVC VCT	450	1987	25	ACTIVE		Trunk	39.5	\$28,000
	03-03-0027	03	03	0027	_		150	UNKNOWN		ACTIVE		Main	81.9	\$51,800
	03-03-0028	03	03	0028	MAG	VCT	200			ACTIVE		Main	54.9	\$33,600
	03-03-0029	03	03	0029		UNKNOWN	0			ACTIVE		Main	32.0	
	03-03-0030	03	03	0030	WCA	VCT	200			ACTIVE		Main	28.4	\$18,200
	03-03-0031	03	03	0031		UNKNOWN	0			ACTIVE		Main	19.6	
	03-03-0032	03	03	0032	City of Regina	VCT	450	1987	25	ACTIVE		Trunk	24.0	\$16,800
	03-03-0033	03	03	0033	WCA	VCT	200			ACTIVE		Main	16.0	\$9,800
	03-03-0034	03	03	0034	WCA	CI	100			ACTIVE		Main	82.3	\$49,000
	03-03-0035	03	03	0035	WCA	PVC	450	1987		ACTIVE		Trunk	51.5	\$36,400
	03-03-0036	03	03	0036	WCA	PVC	250	1987		ACTIVE		Main	21.5	\$14,000
	03-03-0037	03	03	0037	WCA	VCT	250			ACTIVE		Main	9.1	
	03-03-0038	03	03	0038	WCA	VCT	200			ACTIVE		Main	42.2	\$26,600
	03-03-0039	03	03	0039		UNKNOWN	0			ACTIVE		Main	2.7	
	03-03-0040	03	03	0040		STEEL	200	1987		ACTIVE	SEE DETAIL U-1377	Main	3.9	
	03-03-0041	03	03	0041		PVC	200	1987	35	ACTIVE		Force	32.9	\$21,000
	03-03-0042	03	03	0042		STEEL	200	1987		ACTIVE	SEE DETAIL U-1379	Main	3.9	, ,,,,
	03-03-0043	03	03	0043		PVC	200	1987	35	ACTIVE	3 .3.2	Force	2.1	
	03-03-0044	03	03	0043		PVC	300	1987	35	ACTIVE		Trunk	35.1	\$23,80
	03-03-0045	03	03	0044		PVC	150	1987	35	ACTIVE		Force	1.5	Ψ20,000
	03-03-0045	03	03	0045		ABS	100	1301	33	ACTIVE		Main	59.8	\$42,000
	03-03-0046	03	03	0046		VCT	100			ACTIVE		Main	44.0	\$42,000

Asset Inventory								Value		Condition				Maintenance
·	AEID		_				D: (1	Approx Yrs	0		0 I T N		
	AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-03-0048	03	03	0048	WCA	VCT	150			ACTIVE		Main	38.8	\$25,200
	03-03-0049	03	03	0049	WCA	VCT	150			ACTIVE		Main	40.2	\$26,600
	03-03-0050	03	03	0050	WCA	VCT	100			ACTIVE		Main	13.3	\$8,400
	03-03-0051	03	03	0051	WCA	VCT	100			ACTIVE		Main	22.4	\$14,000
	03-03-0052	03	03	0052	WCA	PVC	50			ACTIVE	OFDTIO TANK	Main	198.7	\$120,400
	03-03-0053	03	03	0053	WCA						SEPTIC TANK			\$14,000
	03-03-0054	03	03	0054	WCA						SEPTIC TANK			\$14,000
	03-03-0055	03	03	0055	14/0.4	D) (O	050	4007					454.0	#00.000
Storm Sewer	03-03-0056	03	03	0056	WCA	PVC	250	1987					154.0	\$96,600
Storm Sewer	02.04.0004	00	0.4	0004									75.0	
	03-04-0001	03	04	0001									75.0	
	03-04-0002	03	04	0002									26.4	
	03-04-0003	03	04	0003									37.6	
	03-04-0004	03	04	0004	14/0.4	DVC	450	4000					21.8	
	03-04-0005	03	04	0005	WCA	PVC	150	1980					9.2	
	03-04-0006	03	04	0006	WCA	PVC	150	1980					9.2	
	03-04-0007	03	04	0007									8.1	
	03-04-0008	03	04	8000		00	50			A OTIVE		Malia	8.2	\$00.400
	03-04-0009	03	04	0009		CO	50			ACTIVE		Main	157.1	\$92,400
	03-04-0009	03	04	0009	N/O 4	505	1-0			4.070.45			21.5	000 100
	03-04-0010	03	04	0010	WCA	RCP	450			ACTIVE		Main	39.6	\$29,400
	03-04-0012	03	04	0012	WCA	RCP	525			ACTIVE		Main	31.0	\$25,200
	03-04-0013	03	04	0013	WCA	RCP	450			ACTIVE		Main	61.4	\$46,200
	03-04-0014	03	04	0014	WCA	RCP	375			ACTIVE		Main	110.2	\$82,600
	03-04-0017	03	04	0017	City of Regina	CONC	450	1952	-20	ACTIVE		Main	80.2	\$60,200
	03-04-0018	03	04	0018	City of Regina	CONC	525	1952	-20	ACTIVE		Main	41.3	\$33,600
	03-04-0019	03	04	0019	WCA	VCT	250			ACTIVE		Main	24.9	\$16,800
	03-04-0020	03	04	0020	WCA	RCP	450			ACTIVE		Main	18.1	\$14,000
	03-04-0021	03	04	0021		CONC	450	1952	-20	ACTIVE		Main	72.3	\$54,600
	03-04-0025	03	04	0025	City of Regina	CONC	450	1952	-20	ACTIVE		Main	35.8	\$26,600
	03-04-0027	03	04	0027	WCA	VCT	250			ACTIVE		Main	17.3	\$11,200
	03-04-0028	03	04	0028		VCT	200	UNKNOWN					2.7	******
	03-04-0029	03	04	0029	WCA	RCP	600			ACTIVE		Main	29.2	\$23,800
	03-04-0031	03	04	0031	WCA	RCP	600			ACTIVE		Main	100.9	\$78,400
	03-04-0032	03	04	0032	WCA	VCT	300			ACTIVE		Main	104.4	\$71,400
	03-04-0033	03	04	0033	WCA	RCP	375			ACTIVE		Main	88.4	\$65,800
	03-04-0034	03	04	0034	SLB	VCT	300			ACTIVE		Main	60.5	\$42,000
	03-04-0035	03	04	0035	WCA	RCP	900			ACTIVE		Trunk	75.7	\$79,800
	03-04-0036	03	04	0036	WCA	RCP	375	4077	-	ACTIVE		Main	25.0	\$19,600
	03-04-0037	03	04	0037		CONC	450	1977	5	ACTIVE		Main	19.2	\$15,400
	03-04-0041	03	04	0041	WCA	RCP	600			ACTIVE		Main	51.8	\$40,600
	03-04-0044	03	04	0044	WCA	CONC	1050			ACTIVE		Trunk	106.0	\$119,000
	03-04-0046	03	04	0046	City of Regina	CONC	525	1952	-20	ACTIVE		Main	54.1	\$44,800
	03-04-0048	03	04	0048	WCA	RCP	450			ACTIVE		Main	54.0	\$40,600
	03-04-0049	03	04	0049	WCA	RCP	600			ACTIVE		Main	51.8	\$40,600
	03-04-0050	03	04	0050	WCA	RCP	600			ACTIVE		Main	62.0	\$49,000
	03-04-0051	03	04	0051	WCA	VCT	300			ACTIVE		Main	42.0	\$29,400
	03-04-0052	03	04	0052		RCP	750			ACTIVE		Main	24.0	\$23,800

Asset Inventory								Value		Condition				Maintenance
Account involutory									Approx Yrs					
	AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-04-0053	03	04	0053		VCT	300	1976					1.6	
	03-04-0055	03	04	0055		PVC	250	1990	38	ACTIVE		Main	3.3	
	03-04-0056	03	04	0056	City of Regina	PVC	250	1990	38	ACTIVE		Main	3.0	•
	03-04-0057	03	04	0057	WCA	RCP	1050			ACTIVE		Trunk	57.4	\$64,400
	03-04-0058	03	04	0058	WCA	VCT	250			ACTIVE		Main	2.3	
	03-04-0059	03	04	0059	WCA	RCP	375			ACTIVE		Main	4.6	
	03-04-0060	03	04	0060		VCT	300	1976					9.8	
	03-04-0062	03	04	0062	WCA	VCT	300			ACTIVE		Main	16.1	\$11,200
	03-04-0062	03	04	0062		VCT	300	1976					16.1	\$11,200
	03-04-0063	03	04	0063	WCA	RCP	375			ACTIVE		Main	47.9	\$36,400
	03-04-0064	03	04	0064	WCA	VCT	200			ACTIVE		Main	13.2	\$9,800
	03-04-0066	03	04	0066	SLB	VCT	300			ACTIVE		Main	4.5	
	03-04-0067	03	04	0067	WCA	VCT	200			ACTIVE		Main	16.8	\$11,200
	03-04-0068	03	04	0068	WCA	VCT	300			ACTIVE		Main	33.2	\$22,400
	03-04-0069	03	04	0069	WCA	VCT	250			ACTIVE		Main	35.2	\$23,800
	03-04-0070	03	04	0070	WCA	PVC	200	1987	35	ACTIVE		Main	42.0	\$28,000
	03-04-0071	03	04	0071	WCA	RCP	450			ACTIVE		Main	55.3	\$42,000
	03-04-0072	03	04	0072	WCA	VCT	300			ACTIVE		Main	41.5	\$28,000
	03-04-0073	03	04	0073	WCA	VCT	200			ACTIVE		Main	61.7	\$40,600
	03-04-0074	03	04	0074	WCA	VCT	200	1970	8	ACTIVE		Main	109.8	\$71,400
	03-04-0075	03	04	0075	WCA	RCP	525			ACTIVE		Main	15.1	\$12,600
	03-04-0076	03	04	0076	WCA	RCP	900			ACTIVE		Trunk	58.7	\$58,800
	03-04-0077	03	04	0077	WCA	VCT	200			ACTIVE		Main	22.0	\$15,400
	03-04-0078	03	04	0078	WCA	VCT	300			ACTIVE		Main	30.1	\$21,000
	03-04-0080	03	04	0800	WCA	VCT	300			ACTIVE		Main	51.9	\$35,000
	03-04-0081	03	04	0081	WCA	VCT	300			ACTIVE		Main	48.9	\$33,600
	03-04-0082	03	04	0082	WCA	RCP	375			ACTIVE		Main	43.8	\$33,600
	03-04-0083	03	04	0083	WCA	CONC	600			ACTIVE		Main	23.2	\$21,000
	03-04-0085	03	04	0085	WCA	VCT	300			ACTIVE		Main	27.9	\$19,600
	03-04-0086	03	04	0086	WCA	RCP	1050			ACTIVE		Trunk	118.4	\$133,000
	03-04-0087	03	04	0087	WCA	RCP	375			ACTIVE		Main	9.0	
	03-04-0088	03	04	0088	WCA	RCP	600			ACTIVE		Main	56.5	\$44,800
	03-04-0089	03	04	0089	City of Regina	CONC	450	1952	-20	ACTIVE		Main	92.7	\$70,000
	03-04-0090	03	04	0090	WCA	CONC	860			ACTIVE		Main	107.3	\$64,400
	03-04-0091	03	04	0091		VCT	200			ACTIVE	RAIN WATER- ABANDONED	Main	244.4	\$158,200
	03-04-0092	03	04	0092	WCA	CONC	450			ACTIVE		Main	71.5	\$53,200
	03-04-0093	03	04	0093	WCA	CSP	300			ACTIVE		Main	29.6	\$21,000
	03-04-0095	03	04	0095	WCA	VCT	300			ACTIVE		Main	72.7	\$49,000
	03-04-0096	03	04	0096	WCA	VCT	300			ACTIVE		Main	59.7	\$40,600
	03-04-0097	03	04	0097	WCA	CSP	600			ACTIVE		Main	4.8	
	03-04-0099	03	04	0099	WCA	RCP	600			ACTIVE		Main	12.1	\$9,800
	03-04-0100	03	04	0100	WCA	VCT	300			ACTIVE		Main	57.7	\$39,200
	03-04-0101	03	04	0101	WCA	UNKNOWN	200			ACTIVE		Main	47.7	\$30,800
	03-04-0102	03	04	0102	WCA	VCT	250			ACTIVE		Main	62.3	\$40,600
	03-04-0103	03	04	0103	WCA	UNKNOWN	0			ACTIVE		Main	2.6	
	03-04-0104	03	04	0104	WCA	VCT	300			ACTIVE		Main	92.8	\$63,000
	03-04-0105	03	04	0105	WCA	RCP	750			ACTIVE		Main	36.2	\$36,400
	03-04-0106	03	04	0106	WCA	RCP	525			ACTIVE		Main	97.9	\$75,600

Asset Inventory								Value		Condition				Maintenance
Asset inventory								Value	Approx Yrs	Condition				
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-04-0107	03	04	0107	WCA	AC	200			ACTIVE		Main	98.3	\$67,200
	03-04-0107	03	04	0107		VCT	300	1976					9.1	
	03-04-0108	03	04	0108	WCA	VCT	300			ACTIVE		Main	31.5	\$22,400
	03-04-0109	03	04	0109		VCT	300			ACTIVE	ABANDONED	Main	5.0	
	03-04-0110	03	04	0110	WCA	RCP	1050			ACTIVE		Trunk	94.9	\$106,400
	03-04-0111	03	04	0111		VCT	200			ACTIVE		Main	14.0	\$9,800
	03-04-0114	03	04	0114	WCA	VCT	300			ACTIVE		Main	49.9	\$56,000
	03-04-0115	03	04	0115	WCA	VCT	200			ACTIVE		Main	41.1	\$26,600
	03-04-0116	03	04	0116	WCA	VCT	250			ACTIVE		Main	42.3	\$28,000
	03-04-0117	03	04	0117	WCA	VCT	200			ACTIVE		Main	55.8	\$36,400
	03-04-0118	03	04	0118	WCA	VCT	250			ACTIVE		Main	81.5	\$53,200
	03-04-0119	03	04	0119		VCT	200	1970	8	ACTIVE		Main	12.1	\$8,400
	03-04-0119	03	04	0119		VCT	200	1968					12.1	\$8,400
	03-04-0120	03	04	0120		VCT	200			ACTIVE		Main	4.1	
	03-04-0120	03	04	0120		VCT	200	UNKNOWN					4.1	
	03-04-0121	03	04	0121		VCT	300			ACTIVE		Main	28.6	\$19,600
	03-04-0122	03	04	0122	WCA	RCP	375			ACTIVE		Main	16.1	\$12,600
	03-04-0123	03	04	0123	WCA	RCP	450			ACTIVE		Main	43.7	\$33,600
	03-04-0124	03	04	0124	WCA	VCT	300			ACTIVE		Main	38.7	\$26,600
	03-04-0126	03	04	0126	City of Regina	CONC	450	1952	-20	ACTIVE		Main	54.6	\$40,600
	03-04-0127	03	04	0127	WCA	VCT	250			ACTIVE		Main	51.4	\$33,600
	03-04-0128	03	04	0128	WCA	UNKNOWN	150			ACTIVE		Main	10.4	\$2,800
	03-04-0129	03	04	0129	WCA	RCP	375			ACTIVE		Main	34.2	\$26,600
	03-04-0130	03	04	0130		CONC	675			ACTIVE		Main	165.2	\$151,200
	03-04-0131	03	04	0131	WCA	VCT	300			ACTIVE		Main	78.0	\$53,200
	03-04-0132	03	04	0132	WCA	VCT	200			ACTIVE		Main	42.5	\$28,000
	03-04-0134	03	04	0134		VCT	200	1968					7.2	
	03-04-0135	03	04	0135		VCT	450	1979					22.0	\$15,400
	03-04-0136	03	04	0136	WCA	PVC	200	1987					38.0	\$25,200
	03-04-0137	03	04	0137		VCT	250	1986					39.9	\$26,600
	03-04-0138	03	04	0138		VCT	200	1982					12.9	\$8,400
	03-04-0139	03	04	0139		VCT	200	1976					10.3	\$7,000
	03-04-0141	03	04	0141		VCT	250	1970					9.2	
	03-04-0143	03	04	0143		VCT	200	UNKNOWN					12.4	\$8,400
	03-04-0144	03	04	0144	WCA	PVC	200	1987					4.5	
	03-04-0145	03	04	0145		VCT	300	1976					3.8	
	03-04-0146	03	04	0146		VCT	200	UNKNOWN					20.9	\$14,000
	03-04-0147	03	04	0147		VCT	200	1987					45.9	\$30,800
	03-04-0148	03	04	0148		VCT	200	1976					14.7	\$9,800
	03-04-0149	03	04	0149		VCT	250	UNKNOWN					7.1	
	03-04-0151	03	04	0151		VCT	300	1976					121.7	\$82,600
	03-04-0152	03	04	0152		VCT	200	1976					3.9	
	03-04-0153	03	04	0153		PVC	300	1990					32.4	\$22,400
	03-04-0155	03	04	0155		VCT	150	1980					7.3	
	03-04-0156	03	04	0156		CONC	600	1976					7.4	
	03-04-0157	03	04	0157		VCT	300	1976					12.5	\$8,400
	03-04-0158	03	04	0158		VCT	250	UNKNOWN					76.6	\$50,400
	03-04-0160	03	04	0160		VCT	250	1977					41.0	\$26,600
								The second secon	A CONTRACTOR OF THE PARTY OF TH		The second secon			

Asset Inventory								Value		Condition				Maintenance
,			_	_	_				Approx Yrs					
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-04-0163	03	04	0163	14/0.4	D) (O	000	UNKNOWN					6.2	(0.400
	03-04-0165	03	04	0165	WCA	PVC	200	1987					12.0	\$8,400
	03-04-0169	03	04	0169		CONC	600	1976					19.9	\$18,200
	03-04-0170	03	04	0170		VCT	250	1986					41.4	\$28,000
	03-04-0171	03	04	0171		VCT	200	UNKNOWN					14.1	\$9,800
	03-04-0172	03	04	0172		VCT	300	1976					21.5	\$15,400
	03-04-0173	03	04	0173		VCT	200	UNKNOWN					12.1	\$8,400
	03-04-0174	03	04	0174		VCT	150	1980					5.9	
	03-04-0175	03	04	0175		PVC	300	1990					49.3	\$33,600
	03-04-0176	03	04	0176		VCT	150	1980					5.8	
	03-04-0177	03	04	0177		VCT	300	1976					45.7	\$30,800
	03-04-0179	03	04	0179		VCT	200	1977					5.4	
	03-04-0180	03	04	0180		VCT	450	1979					42.2	\$29,400
	03-04-0181	03	04	0181		VCT	200	UNKNOWN					10.7	\$7,000
	03-04-0182	03	04	0182	WCA	VCT	300	1976					36.6	\$25,200
	03-04-0183	03	04	0183		CONC	375	1976					16.7	\$11,200
	03-04-0184	03	04	0184		VCT	250	1977					10.9	\$8,400
	03-04-0185	03	04	0185		VCT	200	UNKNOWN					5.5	
	03-04-0186	03	04	0186		VCT	250	1977					13.3	\$9,800
	03-04-0187	03	04	0187		VCT	200	UNKNOWN					2.2	
	03-04-0188	03	04	0188		VCT	200	UNKNOWN					11.5	\$8,400
	03-04-0190	03	04	0190		CONC	375	1976					28.9	\$19,600
	03-04-0191	03	04	0191		VCT	200	1976					11.5	\$8,400
	03-04-0193	03	04	0193		VCT	300	1976					12.8	\$9,800
	03-04-0194	03	04	0194		VCT	250	1977					16.9	\$11,200
	03-04-0196	03	04	0196		VCT	200	1976					9.4	
	03-04-0198	03	04	0198		VCT	300	1976					16.5	\$11,200
	03-04-0199	03	04	0199		VCT	200	UNKNOWN					3.8	
	03-04-0200	03	04	0200				UNKNOWN					6.7	
	03-04-0201	03	04	0201		VCT	300	1976					18.6	\$12,600
	03-04-0202	03	04	0202		VCT	200	UNKNOWN					4.6	
	03-04-0203	03	04	0203		VCT	150	UNKNOWN					6.1	
	03-04-0204	03	04	0204		VCT	150	UNKNOWN					6.9	
	03-04-0205	03	04	0205		VCT	250	1977					4.2	
	03-04-0206	03	04	0206		VCT	250	1977					11.7	\$8,400
	03-04-0207	03	04	0207		VCT	200	UNKNOWN					12.4	\$8,400
	03-04-0208	03	04	0208		VCT	200	UNKNOWN					11.8	\$8,400
	03-04-0209	03	04	0209		VCT	300	1970					8.2	75,155
	03-04-0210	03	04	0210		VCT	250	UNKNOWN					8.9	
	03-04-0211	03	04	0210		VCT	200	UNKNOWN					9.3	
	03-04-0212	03	04	0212		VCT	200	UNKNOWN					14.4	\$9,800
	03-04-0212	03	04	0212		VCT	200	1968					4.0	ψυ,σσσ
	03-04-0214	03	04	0213		VCT	300	1976					23.1	\$16,800
	03-04-0215	03	04	0214		CSP	200	1988					19.0	\$12,600
	03-04-0217		04	0215		PVC	200	UNKNOWN					21.6	\$12,800
	03-04-0217	03	04	0217		CSP	300	UNKNOWN					7.6	φ14,000
		03												© 0.400
	03-04-0220	03	04	0220		VCT	200	1976					13.0	\$8,400
	03-04-0221	03	04	0221		VCT	250	1986					22.4	\$15,400

Asset Inventory								Value	Approx Yrs	Condition				Maintenance
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-04-0222	03	04	0222		VCT	200	1987					8.7	
	03-04-0225	03	04	0225		VCT	200	UNKNOWN					11.8	\$8,400
	03-04-0227	03	04	0227		VCT	150	1980					7.1	
	03-04-0228	03	04	0228		VCT	200	1976					3.5	
	03-04-0229	03	04	0229		CONC	375	1976					20.9	\$14,000
	03-04-0230	03	04	0230		PVC	200	UNKNOWN					10.1	\$7,000
	03-04-0231	03	04	0231		CSP	200	1988					16.7	\$11,200
	03-04-0232	03	04	0232		PVC	300	1990					52.6	\$36,400
	03-04-0233	03	04	0233		VCT	200	1980					43.1	\$28,000
	03-04-0234	03	04	0234		VCT	200	UNKNOWN					13.2	\$9,800
	03-04-0235	03	04	0235		VCT	200	UNKNOWN					8.7	
	03-04-0236	03	04	0236		VCT	200	UNKNOWN					5.6	
	03-04-0237	03	04	0237		VCT	200	UNKNOWN					7.6	
	03-04-0241	03	04	0241		VCT	200	1987					7.0	
	03-04-0242	03	04	0242		VCT	200	1977					4.5	
	03-04-0243	03	04	0243		VCT	300	1976					20.5	\$14,000
	03-04-0244	03	04	0244		VCT	200	UNKNOWN					6.8	
	03-04-0245	03	04	0245		VCT	250	1970					7.3	
	03-04-0246	03	04	0246		VCT	200	UNKNOWN					12.7	\$8,400
	03-04-0247	03	04	0247		CONC	375	1976					20.9	\$14,000
	03-04-0248	03	04	0248		VCT	250	1976					42.7	\$28,000
	03-04-0249	03	04	0249		CONC	375	1976					36.8	\$23,800
	03-04-0250	03	04	0250		VCT	250	1965					61.0	\$40,600
	03-04-0251	03	04	0251		VCT	200	UNKNOWN					10.0	\$7,000
	03-04-0252	03	04	0252		VCT	200	1977					4.4	
	03-04-0253	03	04	0253		CONC	375	1976					21.2	\$14,000
	03-04-0254	03	04	0254		VCT	300	1976					12.4	\$8,400
	03-04-0256	03	04	0256		VCT	200	UNKNOWN					7.1	
	03-04-0257	03	04	0257		VCT	200	1968					32.8	\$22,400
	03-04-0258	03	04	0258		VCT	200	1976					34.6	\$22,400
	03-04-0259	03	04	0259		VCT	250	1981					97.4	\$63,000
	03-04-0260	03	04	0260		VCT	200	1987					18.4	\$12,600
	03-04-0262	03	04	0262		VCT	200	1968					4.3	
	03-04-0263	03	04	0263		VCT	250	UNKNOWN					6.9	
	03-04-0264	03	04	0264		VCT	200	UNKNOWN					5.1	
	03-04-0266	03	04	0266		CONC	375	1976					21.2	\$14,000
	03-04-0267	03	04	0267	WCA	VCT	300	1976					19.8	\$14,000
	03-04-0268	03	04	0268		VCT	300	1976					32.7	\$22,400
	03-04-0270	03	04	0270		VCT	200	1987					7.7	
	03-04-0271	03	04	0271		PVC	250	1990					51.5	\$35,000
	03-04-0272	03	04	0272		VCT	200	1982					10.9	\$8,400
	03-04-0273	03	04	0273		VCT	200	UNKNOWN					11.5	\$8,400
	03-04-0274	03	04	0274		VCT	250	1977					39.9	\$26,600
	03-04-0275	03	04	0275		VCT	200	1976					1.9	
	03-04-0276	03	04	0276		CONC	600	1976					5.2	
	03-04-0277	03	04	0277		VCT	200	UNKNOWN					12.3	\$8,400
	03-04-0279	03	04	0279		VCT	200	1976					3.9	
	03-04-0280	03	04	0280		VCT	300	1976					12.6	\$9,800

Asset Inventory								Value		Condition				Maintenance
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-04-0281	03	04	0281	Owner	PVC	400	1990	Remaining	Status	Comments	Sub-Type Name	38.5	\$28,000
	03-04-0281	03	04	0281		CONC	375	1976					21.0	\$14,000
	03-04-0282	03	04	0282		VCT	200	1980					23.3	\$15,400
	03-04-0283	03	04	0283		VCT	200	1976					9.9	\$13,400
	03-04-0285	03	04	0285		CSP	300	1976					18.5	\$12,600
	03-04-0286	03	04	0286		VCT	300	UNKNOWN					69.2	\$47,600
	03-04-0287	03	04	0287		VCT	300	1976					20.6	\$14,000
	03-04-0287	03	04	0287		VCT	200	1976					24.2	\$16,800
	03-04-0290	03	04	0288		CONC	375	1976					31.9	\$21,000
	03-04-0290	03	04	0290		CONC	375	1976					13.2	\$9,800
	03-04-0291	03	04	0291		VCT	200	1976					12.4	\$8,400
	03-04-0292	03	04	0292		VCT	200	UNKNOWN					15.8	\$11,200
	03-04-0293	03	04	0293		VCT	200	UNKNOWN					10.9	\$8,400
	03-04-0295	03	04	0294		VCT	300	1976					11.6	\$8,400
	03-04-0299		04			VCT		UNKNOWN					13.4	\$9,800
	03-04-0299	03	04	0299		CONC	200 600	1976					42.5	\$36,400
	03-04-0301	03	04	0300		VCT		1976					19.9	\$14,000
	03-04-0301	03	04	0301		VCT	300	1986					13.4	\$9,800
		03		0302			250							\$9,000
	03-04-0303	03	04	0303		VCT	150	1977					6.0	
	03-04-0304	03	04	0304		VCT	200	UNKNOWN					6.6	#14.000
	03-04-0305	03	04	0305		VCT	250	1986					16.1	\$11,200
	03-04-0306	03	04	0306		VCT	200	1976					14.2	\$9,800
	03-04-0308	03	04	0308	14/0.4	VCT	200	1977		A OT!\ /E		NA - in	3.8	#00.000
	03-04-0313	03	04	0313	WCA	PVC	350	1987		ACTIVE		Main	32.6	\$23,800
	03-04-0314	03	04	0314	WCA	PVC	250	1987		ACTIVE		Main	32.5	\$22,400
	03-04-0315	03	04	0315	WCA	PVC	300	1987		ACTIVE		Main	45.0	\$30,800
	03-04-0316	03	04	0316	14/04	PVC	450	1987		ACTIVE		Main	49.7	\$35,000
	03-04-0318	03	04	0318	WCA	PVC	400	1987		ACTIVE		Main	91.0	\$64,400
	03-04-0319	03	04	0319	WCA	PVC RIBBED	600	1987		ACTIVE		Main	43.3	\$37,800
	03-04-0320	03	04	0320	WCA	PVC	200	1987		ACTIVE		Main	18.6	\$12,600
	03-04-0321	03	04	0321	WCA	PVC	300	1987		ACTIVE		Main	37.7	\$26,600
	03-04-0322	03	04	0322	WCA	PVC	200	1987					5.0	#04.000
	03-04-0324	03	04	0324	14/0.4	VCT	200	1981					31.9	\$21,000
	03-04-0326	03	04	0326	WCA	PVC	400	1987					33.6	\$23,800
	03-04-0327	03	04	0327	WCA	CONC	375	1966					106.1	\$68,600
	03-04-0328	03	04	0328	WCA	VCT	300	1972					19.5	\$14,000
	03-04-0329	03	04	0329	WCA	PVC	200	UNKNOWN					26.0	\$16,800
	03-04-0330	03	04	0330	WCA	PVC	200	1987					6.0	# 40.000
	03-04-0331	03	04	0331	WCA	PVC	400	1987					24.4	\$18,200
	03-04-0333	03	04	0333	WCA	PVC	200	1987					5.0	Φ= 000
	03-04-0335	03	04	0335	WCA	PVC	200	1987					10.8	\$7,000
	03-04-0337	03	04	0337	WCA	PVC	200	1987					4.0	
	03-04-0339	03	04	0339	WCA	AC	250	1980					4.1	
	03-04-0341	03	04	0341	WCA	PVC	200	1987	_	A CT11 (5			3.0	A=0 5 = =
December 147	03-04-0345	03	04	0345		CONC	600	1965	-7	ACTIVE		Main	61.7	\$53,200
Potable Water Main	00.05.000		6-	0001		LINIIAIGUA	000			A O.T.'' (E		Di tii ii	70.0	0.40.000
	03-05-0001	03	05	0001	14/0.5	UNKNOWN	200			ACTIVE		Distribution	79.2	\$46,200
	03-05-0002	03	05	0002	WCA	AC	200			ACTIVE		Distribution	117.1	\$67,200

Asset Inventory		1						Value	Approx Yrs	Condition				Maintenance
	AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-05-0003	03	05	0003	WCA	PVC	150	1987	35	ACTIVE		Distribution	0.8	
	03-05-0004	03	05	0004	WCA	PVC	150	1987		ACTIVE		Distribution	7.9	
	03-05-0005	03	05	0005		AC	100			ACTIVE		Distribution	91.6	\$49,000
	03-05-0006	03	05	0006	WCA	AC	200			ACTIVE		Distribution	26.7	\$15,400
	03-05-0007	03	05	0007		POLY E	200	1989	37	ACTIVE		Distribution	1.0	
	03-05-0008	03	05	0008	WCA	AC	200			ACTIVE		Distribution	38.4	\$22,400
	03-05-0009	03	05	0009		UNKNOWN								
	03-05-0010	03	05	0010		PVC	200	1989	37	ACTIVE		Distribution	22.4	\$14,000
	03-05-0011	03	05	0011	WCA	PVC	150	1987	35	ACTIVE		Distribution	4.3	
	03-05-0012	03	05	0012	WCA	AC	200			ACTIVE		Distribution	28.3	\$16,800
	03-05-0013	03	05	0013	City of Regina	AC	150	1955	-7	ACTIVE		Hydrant Lead	6.7	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	03-05-0014	03	05	0014	WCA	AC	150			ACTIVE		Hydrant Lead	4.0	
	03-05-0015	03	05	0015	WCA	AC	200			ACTIVE		Distribution	4.6	
	03-05-0016	03	05	0016	71071	PVC	150	1987	35	ACTIVE		Hydrant Lead	1.0	
	03-05-0017	03	05	0017	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.5	\$37,800
	03-05-0018	03	05	0017	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.5	φον,σου
	03-05-0019	03	05	0019	WOA	PVC	200	1989	37	ACTIVE		Distribution	18.6	\$11,200
	03-05-0020	03	05	0020	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.4	\$37,800
	03-05-0020	03	05	0020	WOA	POLY E	200	1982	30	ACTIVE		Distribution	0.9	ψ57,000
	03-05-0021	03	05	0021	WCA	AC	200	1902	30	ACTIVE		Distribution	103.9	\$60,200
	03-05-0022	03	05	0022	City of Regina	AC	150	1955	-7	ACTIVE		Hydrant Lead	6.7	\$60,200
	03-05-0023	03	05	0023	City of Regina	AC	150	1955	-1	ACTIVE		Hydrant Lead	1.8	
	03-05-0024	03	05	0024	WCA	AC	150			ACTIVE		Hydrant Lead	4.6	
	03-05-0025			0025	WCA	AC	150			ACTIVE		пушані Leau	40.0	
		03	05		WCA	PVC	450	4007	25	ACTIVE		Distribution		
	03-05-0027	03	05	0027			150	1987	35	ACTIVE			3.7	£44.000
	03-05-0028 03-05-0029	03	05	0028	WCA	PVC	150	1987	35			Distribution	19.2	\$11,200
		03	05	0029	WCA	AC	200			ACTIVE	TO CONDENSED	Distribution	15.6	\$9,800
	03-05-0030	03	05	0030	WCA	AC PVC	300	4007	0.5	ACTIVE	TO CONDENSER	Feeder	181.7	\$112,000
	03-05-0031	03	05	0031	WCA		150 200	1987	35	ACTIVE ACTIVE		Distribution	7.0	
	03-05-0032	03	05	0032	WCA	AC		1007	0.5			Distribution	5.0	
	03-05-0033	03	05	0033	WCA	PVC	150	1987	35	ACTIVE		Distribution	7.9	
	03-05-0034	03	05	0034		AC	150			ACTIVE		Hydrant Lead	0.6	
	03-05-0038	03	05	0038	14/0.4	AC	200	4007	0.5	ACTIVE		Distribution	2.0	
	03-05-0039	03	05	0039	WCA	PVC	150	1987	35	ACTIVE		Distribution	3.0	
	03-05-0040	03	05	0040	Walter Scott Bldg	AC PVC	150	1989	27	ACTIVE ACTIVE		Hydrant Lead	5.5 2.4	
	03-05-0041	03	05 05	0041 0042	WCA WCA	AC	200 200	1989	37	ACTIVE		Distribution	19.8	\$12,600
	03-05-0042 03-05-0043	03	05	0042	WCA	AC	150			ACTIVE		Distribution Hydrant Lead	2.9	Φ1∠,0UU
					WCA									
	03-05-0044	03	05	0044	14/0.4	UNKNOWN	150	4000	07	ACTIVE		Hydrant Lead	1.8	
	03-05-0045	03	05	0045	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.8	#77.000
	03-05-0047	03	05	0047	WCA	AC	100			ACTIVE		Distribution	142.2	\$77,000
	03-05-0048	03	05	0048	PROV LAB	UNKNOWN	0			ACTIVE		Distribution	2.8	Фо <u>г</u> 000
	03-05-0049	03	05	0049	WCA	AC	200	4000	07	ACTIVE		Distribution	59.4	\$35,000
	03-05-0050	03	05	0050	0	PVC	150	1989	37	ACTIVE		Distribution	1.8	
	03-05-0051	03	05	0051	City of Regina	AC	100			ACTIVE		Distribution	5.9	A · ·
	03-05-0052	03	05	0052	WCA	AC	200	1952	-10	ACTIVE		Distribution	127.4	\$75,600
	03-05-0053	03	05	0053		PVC	200	1989	37	ACTIVE		Distribution	2.3	
	03-05-0054	03	05	0054	WCA	PVC	150	1987	35	ACTIVE		Distribution	5.3	

Asset Inventory								Value		Condition				Maintenance
Asset inventory								Value	Approx Yrs	Condition				Wantenance
	AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
	03-05-0055	03	05	0055		UNKNOWN	150			ACTIVE		Hydrant Lead	21.3	\$12,600
	03-05-0058	03	05	0058	WCA	AC	150			ACTIVE		Hydrant Lead	1.2	
	03-05-0059	03	05	0059		AC	100			ACTIVE		Hydrant Lead	3.8	
	03-05-0060	03	05	0060	WCA	AC	200			ACTIVE		Distribution	4.6	
	03-05-0062	03	05	0062	Walter Scott Bldg	AC	150			ACTIVE		Distribution	32.3	\$18,200
	03-05-0063	03	05	0063	WCA	AC	200			ACTIVE		Distribution	69.8	\$42,000
	03-05-0064	03	05	0064	WCA	AC	150			ACTIVE		Distribution	69.8	\$39,200
	03-05-0065	03	05	0065	WCA	PVC	150	1987	35	ACTIVE		Distribution	3.0	
	03-05-0066	03	05	0066	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	6.4	
	03-05-0067	03	05	0067		UNKNOWN	150			ACTIVE		Hydrant Lead	25.9	\$15,400
	03-05-0068	03	05	0068	WCA	AC	200			ACTIVE		Distribution	102.5	\$61,600
	03-05-0069	03	05	0069		AC	200	1955	-7	ACTIVE		Distribution	3.0	
	03-05-0070	03	05	0070		AC	200	1975	13	ACTIVE		Distribution	6.4	
	03-05-0071	03	05	0071	WCA	PVC	150	1987	35	ACTIVE		Distribution	1.2	
	03-05-0072	03	05	0072	WCA	PVC	150	1987	35	ACTIVE		Distribution	34.6	\$19,600
	03-05-0073	03	05	0073	WCA	PVC	150	1987	35	ACTIVE		Distribution	2.4	
	03-05-0074	03	05	0074		AC	200	1955	-7	ACTIVE		Distribution	30.9	\$18,200
	03-05-0075	03	05	0075	Walter Scott Bldg	AC	150			ACTIVE		Distribution	28.5	\$16,800
	03-05-0078	03	05	0078	TC Douglas	AC	200			ACTIVE		Distribution	11.6	\$7,000
	03-05-0079	03	05	0079	WCA	PVC	150	1987	35	ACTIVE		Distribution	0.9	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	03-05-0080	03	05	0080	WCA	AC	150			ACTIVE		Hydrant Lead	10.7	\$7,000
	03-05-0081	03	05	0081		PVC	150	1989	37	ACTIVE		Distribution	3.7	ψ.,σσσ
	03-05-0082	03	05	0082		AC	200	1952	-10	ACTIVE		Distribution	82.4	\$49,000
	03-05-0084	03	05	0084	WCA	AC	200	1002	10	ACTIVE		Distribution	79.9	\$47,600
	03-05-0085	03	05	0085	WCA	AC	150			ACTIVE		Hydrant Lead	5.5	ψ,σσσ
	03-05-0086	03	05	0086	WCA	AC	200			ACTIVE		Distribution	6.1	
	03-05-0087	03	05	0087	WCA	AC	200			ACTIVE		Distribution	63.9	\$37,800
	03-05-0088	03	05	0088	WCA	AC	150			ACTIVE		Hydrant Lead	23.0	\$14,000
	03-05-0089	03	05	0089	110/1	PVC	150	1989	37	ACTIVE		Distribution	3.2	ψ11,000
	03-05-0090	03	05	0090		PVC	250	1989	37	ACTIVE	C-900	Distribution	0.9	
	03-05-0091	03	05	0091	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	2.0	
	03-05-0092	03	05	0092		AC	200	1975	13	ACTIVE		Distribution	4.9	
	03-05-0093	03	05	0093	WCA	AC	200	1010	1.0	ACTIVE		Distribution	15.2	\$9,800
	03-05-0094	03	05	0094	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.9	\$39,200
	03-05-0095	03	05	0095	WCA	PVC	150	1987	35	ACTIVE		Distribution	1.2	400,200
	03-05-0096	03	05	0096	WCA	AC	150		30	ACTIVE		Hydrant Lead	5.5	
	03-05-0097	03	05	0097	WCA	AC	100			ACTIVE		Hydrant Lead	3.8	
	03-05-0098	03	05	0098		AC	200	1955	-7	ACTIVE		Distribution	89.3	\$53,200
	03-05-0099	03	05	0099		AC	200	1955	-7	ACTIVE		Distribution	59.5	\$35,000
	03-05-0100	03	05	0100		AC	200	1955	-7	ACTIVE		Distribution	3.2	φοσ,σσσ
	03-05-0101	03	05	0100	Walter Scott Bldg	AC	150	1000	,	ACTIVE		Distribution	56.8	\$32,200
	03-05-0102	03	05	0101	Traitor Cook Bidg	AC	200			ACTIVE		Distribution	61.2	\$36,400
	03-05-0103	03	05	0102	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.9	ψου, 400
	03-05-0104	03	05	0103	WOA	AC	200	1955	-7	ACTIVE		Distribution	89.4	\$53,200
	03-05-0105	03	05	0104	WCA	AC	300	1900	'	ACTIVE	FROM CONDENSER	Feeder	141.8	\$88,200
	03-05-0106	03	05	0105	PROV LAB	UNKNOWN	200			ACTIVE	I NOW CONDLINGER	Distribution	13.9	\$8,400
	03-05-0107	03	05	0106	FROV LAD	AC	200			ACTIVE		Distribution	98.5	\$58,800
	03-05-0107			0107	WCA	AC	150			ACTIVE		Hydrant Lead	10.7	\$58,800
	03-05-0108	03	05	0108	WCA	AC	150			ACTIVE		пушан цеаа	10.7	Φ/,000

							Value		Condition				Maintenance
		_				D : .	1	Approx Yrs	0		0.1.7		0 1 0
AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-05-0109	03	05	0109		AC	200			ACTIVE		Distribution	31.0	\$19,600
03-05-0110	03	05	0110	WCA	PVC	150	1987	35	ACTIVE		Distribution	1.2	
03-05-0111	03	05	0111		AC	150			ACTIVE		Hydrant Lead	1.2	
03-05-0112	03	05	0112		PVC	200	2009	57	ACTIVE		Distribution	0.3	
03-05-0113	03	05	0113		PVC	200	2009	57	ACTIVE		Distribution	0.3	
03-05-0114	03	05	0114	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	5.4	
03-05-0115	03	05	0115	WCA	AC	200			ACTIVE		Distribution	1.7	
03-05-0116	03	05	0116	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	8.2	
03-05-0117	03	05	0117		AC	200			ACTIVE		Distribution	5.2	
03-05-0118	03	05	0118	WCA	AC	150			ACTIVE		Hydrant Lead	8.0	
03-05-0119	03	05	0119	WCA	AC	200			ACTIVE		Distribution	81.2	\$49,000
03-05-0120	03	05	0120		AC	200			ACTIVE		Distribution	33.7	\$21,000
03-05-0122	03	05	0122	WCA	AC	300			ACTIVE	TO CONDENSER	Feeder	140.8	\$86,800
03-05-0123	03	05	0123	WCA	AC	300			ACTIVE	FROM CONDENSER	Feeder	180.7	\$112,000
03-05-0124	03	05	0124		AC	200	1955	-7	ACTIVE		Distribution	16.9	\$11,200
03-05-0126	03	05	0126	WCA	AC	200	1952	-10	ACTIVE		Distribution	124.5	\$74,200
03-05-0140	03	05	0140			0						0.0	
03-05-0158	03	05	0158			0						0.0	
03-05-0223	03	05	0223			0						0.0	
03-05-0242	03	05	0242			0						0.0	
03-05-0255	03	05	0255			0						0.0	
03-05-0273	03	05	0273			0						0.0	
03-05-0297	03	05	0297			0						0.0	
03-05-0307	03	05	0307			0						0.0	
03-05-0323	03	05	0323			0						0.0	
03-05-0337	03	05	0337			0						0.0	
03-05-0357	03	05	0357			0						0.0	
03-05-0366	03	05	0366			0						0.0	
03-05-0375	03	05	0375	WCA	AC	200	1962	0	ACTIVE		Distribution	177.8	\$105,000
03-05-0376	03	05	0376		PVC	150	1987	35	ACTIVE		Hydrant Lead	2.1	
03-05-0379	03	05	0379	WCA	AC	200	1962	0	ACTIVE		Distribution	68.5	\$40,600
03-05-0380	03	05	0380	WCA	PVC	150	1987	35	ACTIVE		Distribution	64.3	\$36,400
03-05-0381	03	05	0381	WCA	AC	150	1962	0	ACTIVE		Distribution	28.7	\$16,800
03-05-0382	03	05	0382	WCA	AC	150	1962	0	ACTIVE		Hydrant Lead	1.8	
03-05-0383	03	05	0383	WCA	AC	200	1962	0	ACTIVE		Distribution	45.7	\$28,000
03-05-0384	03	05	0384		AC	150	1962	0	ACTIVE		Distribution	1.8	
03-05-0385	03	05	0385	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	1.5	
03-05-0386	03	05	0386	-	PVC	150	1987	35	ACTIVE		Distribution	96.2	\$53,200
03-05-0387	03	05	0387	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	11.7	\$7,000
03-05-0388	03	05	0388	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	9.1	, ,
03-05-0390	03	05	0390	2.1		0			32		7: =55.5	0.0	
03-05-0035	03	05	0035			_							
	1.0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 2 2 2 2			The second secon			The second secon		· ·		

nventory	,						Value		Condition				Maintenanc
AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sewer	Alea	туре	Segment	Owner	iviateriai	Diameter	Ilistaliation	Remaining	Status	Comments	Sub Type Name	Lengui	Cost \$
04-03-0001	04	03	0001	WCA	VCT	200	1953	-9	ACTIVE		Main	63.1	\$40,600
04-03-0001	04	03	0003	WOA	VCT	200	1966	4	ABANDONED		Main	66.9	\$43,400
04 00 0000	04	00	0000		701	200	1000	-	/ ID/ II VO I VED	SERVICE TO MAINTENANCE DEPOT	Wan	00.0	ψ40,400
04-03-0004	04	03	0004	WCA	PVC	75	1982	30	ACTIVE	START INVERT CALCULATED	Main	96.1	\$53,20
04-03-0011	04	03	0011		VCT	200			ABANDONED		Main	63.7	\$40,60
04-03-0016	04	03	0016	WCA	AC	100			ACTIVE		Main	111.2	\$65,80
04-03-0017	04	03	0017	WCA	VCT	200			ACTIVE		Main	59.0	\$35,00
04-03-0018	04	03	0018	Science Center	VCT	200			ACTIVE		Main	16.8	\$11,20
04-03-0019	04	03	0019	WCA	VCT	200			ACTIVE		Main	90.6	\$54,60
ewer			'										
04-04-0001	04	04	0001	WCA	CONC	250			ACTIVE		Main	106.7	\$70,00
04-04-0002	04	04	0002	WCA	VCT	450	1980	18	ACTIVE	YONEDA & ASSOC.	Main	81.0	\$60,20
04-04-0003	04	04	0003	WCA	VCT	300	1980	18	ACTIVE	YONEDA & ASSOC.	Main	11.4	\$8,40
04-04-0004	04	04	0004	WCA	CONC	250	.000		ACTIVE		Main	37.1	\$25,20
04-04-0005	04	04	0005	WCA	VCT	450	1980	18	ACTIVE		Main	42.8	\$32,20
04-04-0006	04	04	0006	WCA	VCT	300	1000	10	ACTIVE		Main	15.6	\$11,20
04-04-0007	04	04	0007	WCA	RCP	600	1980		ACTIVE	YONEDA & ASSOC.	Main	54.6	\$47,6
04-04-0007	04	04	0007	WCA	CONC	250	1900		ACTIVE	TONEDA & AGGOO.	Main	10.7	\$7,00
04-04-0009	04	04	0008	WCA	CONC	250			ACTIVE		Main	50.2	\$33,6
04-04-0010	04	04	0010	WCA	CONC	250			ACTIVE		Main	415.5	\$268,8
04-04-0010	04	04	0010	Science Center	VCT	375	1980		ACTIVE	YONEDA & ASSOC.	Main		\$39,2
04-04-0011	04	04	0011	WCA	CONC	250	1960		ACTIVE	TONEDA & ASSOC.	Main	54.3	\$39,20
							4052	40				1.9	¢450.0
04-04-0013	04	04	0013	City of Regina	CONC	900	1953	-19	ACTIVE		Trunk	144.6	\$152,6
04-04-0014	04	04	0014	WCA		300						0.0	Φ7.00
04-04-0015	04	04	0015	WCA	CONC	250						10.0	\$7,00
04-04-0018	04	04	0018	14/OA	VCT	200						0.0	
04-04-0021	04	04	0021	WCA	CONC	250						0.0	
04-04-0022	04	04	0022	WCA	VCT	300						0.0	
04-04-0023	04	04	0023	WCA	CONC	250	10000000		1070/5			0.0	
04-04-0024	04	04	0024	WCA	PVC RIBBED	300	UNKNOWN		ACTIVE		Main	8.7	
04-04-0025	04	04	0025	WCA	VCT	375	1980	18	ACTIVE	YONEDA & ASSOC.	Main	47.4	\$33,60
04-04-0026	04	04	0026	City of Regina	CONC	600	1947	-25	ACTIVE		Main	124.0	\$106,4
04-04-0027	04	04	0027	City of Regina	CONC	1200	1948	-24	ACTIVE		Trunk	66.5	\$79,8
04-04-0028	04	04	0028	20 0 = 1	CONC	600	1947	-25	ACTIVE		Main	9.1	.
04-04-0029	04	04	0029	City of Regina	CONC	1050	1948	-24	ACTIVE		Trunk	126.2	\$141,4
04-04-0030	04	04	0030	WCA	VCT	375	1969		ACTIVE		Main	23.9	\$16,8
04-04-0031	04	04	0031	WCA	VCT	375	1969		ACTIVE		Main	67.0	\$47,60
04-04-0032	04	04	0032		UNKNOWN	375	1969		ACTIVE		Main	26.1	\$19,60
04-04-0033	04	04	0033	WCA	VCT	300	1980	18	ACTIVE	YONEDA & ASSOC.	Main	57.4	\$39,20
04-04-0034	04	04	0034	City of Regina	CONC	1800	1953	-19	ACTIVE		Trunk	154.6	\$196,0
04-04-0035	04	04	0035	WCA	VCT	200						31.9	\$19,60
04-04-0037	04	04	0037	WCA	VCT	375						10.6	\$7,00
04-04-0039	04	04	0039	WCA	VCT	450						22.7	\$14,00
04-04-0040	04	04	0040	WCA	VCT	250						128.7	\$77,00
04-04-0041	04	04	0041	WCA	VCT	300						63.4	\$37,80
04-04-0042	04	04	0042	WCA	PVC	300	UNKNOWN					21.4	\$14,00
04-04-0043	04	04	0043	WCA	VCT	250	UNKNOWN					36.9	\$22,40

A4 Utilities

ventory							Value	A manage Van	Condition				Maintenan
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost
04-04-0044	04	04	0044	WCA	VCT	200						63.6	\$37,8
04-04-0045	04	04	0045	WCA	RCP	750	1980		ACTIVE	YONEDA & ASSOC.	Main	59.7	\$58,8
04-04-0046	04	04	0046	City of Regina	CONC	1800	1957	-15	ACTIVE	Start Elevation Calculated	Trunk	431.8	\$544,6
04-04-0047	04	04	0047	WCA	VCT	375						0.0	
04-04-0048	04	04	0048		CONC	250	1958	-14	ACTIVE		Main	7.1	
Water Main													
04-05-0002	04	05	0002	WCA	COPPER	40			ACTIVE		Distribution	114.2	\$65,8
04-05-0063	04	05	0063	WCA	COPPER	50			ACTIVE		Distribution	89.6	\$53,2
04-05-0065	04	05	0065		AC	200	1953	-9	ACTIVE		Distribution	128.3	\$74,2
04-05-0066	04	05	0066		PVC	150			ACTIVE		Hydrant Lead	3.4	
04-05-0068	04	05	0068		PVC	200	2003	51	ACTIVE		Distribution	0.6	
04-05-0069	04	05	0069		AC	200	1953	-9	ACTIVE		Distribution	4.5	
04-05-0071	04	05	0071	City of Regina	AC	450			ACTIVE	U:1691	Feeder	101.4	\$82,6
04-05-0072	04	05	0072	City of Regina	AC	400			ACTIVE		Feeder	2.5	
04-05-0073	04	05	0073	Science Center	AC	200			ACTIVE		Distribution	14.9	\$9,80
04-05-0074	04	05	0074	WCA	AC	150			ACTIVE		Hydrant Lead	65.3	\$36,4
04-05-0077	04	05	0077	WCA	CI	150	1914	-48	ACTIVE		Distribution	2.0	
04-05-0080	04	05	0800	City of Regina	AC	150	1954	-8	ACTIVE		Distribution	9.9	
04-05-0081	04	05	0081	City of Regina	AC	400			ACTIVE		Feeder	1.0	
04-05-0091	04	05	0091		AC	200	1953	-9	ACTIVE		Distribution	17.9	\$11,2
04-05-0092	04	05	0092	WCA	AC	150			ACTIVE		Hydrant Lead	1.2	
04-05-0096	04	05	0096	WCA	CI	150	1914	-48	ACTIVE	RECONNECTED 1982	Distribution	53.1	\$29,4
04-05-0102	04	05	0102	Science Center	AC	150	1954	-8	ACTIVE		Distribution	5.5	
04-05-0105	04	05	0105	City of Regina	AC	400			ACTIVE	U:1691	Feeder	250.5	\$193,2
04-05-0110	04	05	0110	City of Regina	AC	450			ACTIVE		Feeder	39.0	\$32,2
04-05-0115	04	05	0115	City of Regina	AC	450			ACTIVE		Feeder	43.4	\$36,4
04-05-0116	04	05	0116	City of Regina	AC	200			ACTIVE		Distribution	1.5	
04-05-0117	04	05	0117		PVC	150			ACTIVE		Hydrant Lead	1.0	
04-05-0119	04	05	0119	City of Regina	AC	150	1954	-8	ACTIVE		Distribution	109.7	\$61,6
04-05-0120	04	05	0120	WCA	PVC	150			ACTIVE		Hydrant Lead	4.9	
04-05-0170	04	05	0170	Science Center	AC	150	UNKNOWN		ACTIVE		Distribution	3.9	
04-05-0172	04	05	0172	Science Center	AC	150	1954		ACTIVE		Distribution	37.3	\$22,4
04-05-0186	04	05	0186	WCA	COPPER	40	1985		ACTIVE		Distribution	40.0	\$23,8

<u>rentory</u>							Value			Condition			Maintenance
AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sewer													
05-03-0001	05	03	0001	onexus Arts Cent	AC	100	1969	7	ACTIVE	FORCE MAIN	Force	11.6	\$7,000
05-03-0002	05	03	0002	City of Regina	VCT	250	1965	3	ACTIVE		Main	18.5	\$12,600
05-03-0003	05	03	0003	WCA	AC	100	1969	7	ACTIVE	FORCE MAIN	Force	142.5	\$81,200
ver													
05-04-0002	05	04	0002	WCA	VCT	600	1969	-3	ACTIVE		Main	46.5	\$85,400
05-04-0003	05	04	0003	WCA	VCT	525	1969	-3	ACTIVE		Main	46.4	\$85,400
05-04-0004	05	04	0004	WCA	CONC	600	1969	-3	ACTIVE		Main	26.1	\$85,400
05-04-0006	05	04	0006	WCA	CONC	500	1969	-3	ACTIVE		Main	59.5	\$42,000
05-04-0007	05	04	0007	WCA	CONC	375	1969	-3	ACTIVE		Main	59.7	\$42,000
05-04-0008	05	04	8000	WCA	VCT	300			ACTIVE		Main	101.1	\$71,400
05-04-0009	05	04	0009	WCA	VCT	300	1969		ACTIVE		Main	30.1	\$74,200
05-04-0010	05	04	0010	WCA	VCT	375	1969		ACTIVE		Main	56.2	\$70,000
05-04-0011	05	04	0011	WCA	VCT	525	1969		ACTIVE		Main	37.3	\$67,200
05-04-0012	05	04	0012	WCA	VCT	525	1969	7	ACTIVE		Main	50.5	\$67,200
05-04-0013	05	04	0013	WCA	VCT	525	1969		ACTIVE		Main	85.9	\$70,000
05-04-0014	05	04	0014	WCA	RCP	750	1969		ACTIVE		Main	17.7	\$42,000
05-04-0015	05	04	0015	WCA	VCT	450	1969		ACTIVE		Main	13.5	\$42,000
05-04-0016	05	04	0016	WCA	VCT	600	1969		ACTIVE		Main	42.2	\$42,000
05-04-0017	05	04	0017	WCA	VCT	600	1969	-3	ACTIVE		Main	25.4	\$96,600
05-04-0018	05	04	0018	WCA	VCT	375	1969	-3	ACTIVE		Main	30.8	\$74,200
05-04-0019	05	04	0019	WCA	VCT	450	1969	-3	ACTIVE		Main	77.0	\$85,400
05-04-0020	05	04	0020	WCA	VCT	525	1969		ACTIVE		Main	90.8	\$85,400
05-04-0021	05	04	0021		UNKNOWN	375	1969		ACTIVE		Main	34.5	\$70,000
05-04-0022	05	04	0022	WCA	VCT	450	1969		ACTIVE		Main	64.6	\$70,000
05-04-0023	05	04	0023	WCA	VCT	600	1969		ACTIVE		Main	70.8	\$42,000
05-04-0024	05	04	0024	WCA	VCT	375	1965	-7	ACTIVE		Main	70.2	\$51,800
05-04-0027	05	04	0027	WCA	VCT	300	1969		ACTIVE		Main	13.4	\$9,800
05-04-0028	05	04	0028	WCA	VCT	250	1969		ACTIVE		Main	18.2	\$12,600
05-04-0029	05	04	0029	WCA	VCT	300	1969		ACTIVE		Main	32.6	\$23,800
05-04-0030	05	04	0030	WCA	VCT	300	1969		ACTIVE		Main	25.6	\$18,200
05-04-0031	05	04	0031	WCA	VCT	250	1969		ACTIVE		Main	15.6	\$11,200
05-04-0032	05	04	0032	City of Regina	VCT	250			ACTIVE		Main	19.3	\$14,000
05-04-0033	05	04	0033	WCA	VCT	300			ACTIVE		Main	11.3	\$8,400
05-04-0034	05	04	0034	WCA	VCT	300			ACTIVE		Main	4.7	
05-04-0035	05	04	0035	WCA	VCT				ACTIVE		Main	10.1	\$7,000
05-04-0036	05	04	0036	onexus Arts Cent	VCT	375			ACTIVE		Main	31.7	\$23,800
05-04-0037	05	04	0037	WCA	VCT				ACTIVE		Main	10.2	\$7,000
05-04-0038	05	04	0038	WCA	VCT	200	1969		ACTIVE		Main	11.9	\$8,400
05-04-0039	05	04	0039	WCA	VCT	200	1969		ACTIVE		Main	10.9	\$8,400
05-04-0040	05	04	0040	WCA	VCT	300	1969		ACTIVE		Main	9.0	
05-04-0041	05	04	0041	WCA	VCT	200	1969		ACTIVE		Main	17.3	\$12,600
05-04-0042	05	04	0042	WCA	VCT	300	1969		ACTIVE		Main	10.8	\$8,400
05-04-0043	05	04	0043	WCA	VCT	300	1969		ACTIVE		Main	15.9	\$11,200
05-04-0044	05	04	0044	WCA	VCT	300	1969		ACTIVE		Main	13.5	\$9,800
05-04-0045	05	04	0045	WCA	VCT	250	1969		ACTIVE		Main	11.8	\$8,400
05-04-0046	05	04	0046	WCA	VCT	450	1969		ACTIVE		Main	33.3	\$25,200
05-04-0047	05	04	0047	WCA	VCT	300	1969		ACTIVE		Main	32.6	\$23,800

nventory							Value			Condition			Maintenance
AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
05-04-0048	05	04	0048	WCA	VCT	200	1969	rtomaning	ACTIVE	Comments	Main	10.9	\$8,400
05-04-0049	05	04	0049	WCA	VCT	450	1969		ACTIVE		Main	20.8	\$15,400
05-04-0050	05	04	0050	WCA	VCT	300	1969		ACTIVE		Main	23.5	\$16,800
05-04-0051	05	04	0051	WCA	VCT	300	1969		ACTIVE		Main	14.6	\$11,200
05-04-0052	05	04	0052	WCA	VCT	250	1969		ACTIVE		Main	9.8	, , , , ,
05-04-0053	05	04	0053	WCA	VCT	300	1969		ACTIVE		Main	13.8	\$9,800
05-04-0054	05	04	0054	WCA	VCT	300	1969		ACTIVE		Main	69.9	\$49,000
05-04-0055	05	04	0055	WCA	VCT	300	1969		ACTIVE		Main	10.8	\$8,400
05-04-0056	05	04	0056	WCA	VCT	300			ACTIVE		Main	7.8	
05-04-0057	05	04	0057	WCA	VCT	375			ACTIVE		Main	14.4	\$11,200
05-04-0058	05	04	0058	WCA	VCT	300			ACTIVE		Main	11.4	\$8,400
Water Main													
05-05-0003	05	05	0003	City of Regina	AC	300	1965	3	ACTIVE		Feeder	2.4	
05-05-0004	05	05	0004	City of Regina	AC	300	1965	3	ACTIVE		Feeder	4.0	
05-05-0005	05	05	0005	onexus Arts Cen	AC	200			ACTIVE		Distribution	26.9	\$56,980
05-05-0006	05	05	0006	WCA	UNKNOWN	200	1968		ACTIVE		Distribution	4.2	
05-05-0007	05	05	0007	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	0.7	
05-05-0008	05	05	8000	City of Regina	AC	400	1962	0	ACTIVE		Feeder	3.0	
05-05-0009	05	05	0009	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	9.9	\$77,000
05-05-0010	05	05	0010	WCA	AC	200			ACTIVE		Distribution	12.8	\$56,980
05-05-0011	05	05	0011	WCA	AC	150			ACTIVE		Hydrant Lead	2.0	
05-05-0012	05	05	0012	WCA	AC	150			ACTIVE		Hydrant Lead	45.8	\$54,880
05-05-0017	05	05	0017	City of Regina	AC	450	1962	0	ACTIVE		Feeder	8.1	\$81,200
05-05-0018	05	05	0018	City of Regina	AC	400	1962	0	ACTIVE		Feeder	1.5	\$77,000
05-05-0022	05	05	0022	City of Regina	AC	450	1962	0	ACTIVE		Feeder	374.8	\$81,200
05-05-0025	05	05	0025	WCA	AC	200	1969	7	ACTIVE		Distribution	88.2	\$56,980
05-05-0026	05	05	0026	City of Regina	AC	300	1965	3	ACTIVE		Feeder	15.0	\$72,100
05-05-0029	05	05	0029	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	328.6	\$77,000
05-05-0094	05	05	0094	WCA	AC	150	1969	7	ACTIVE		Hydrant Lead	4.6	
05-05-0097	05	05	0097	WCA	AC	150	1969	7	ACTIVE		Distribution	86.3	\$54,880
05-05-0101	05	05	0101	WCA	AC	150	1969	7	ACTIVE		Distribution	9.1	
05-05-0104	05	05	0104	WCA	AC	150	1969	7	ACTIVE		Distribution	14.5	\$54,880
05-05-0105	05	05	0105	City of Regina	AC	150	1969	7	ACTIVE		Distribution	0.6	
05-05-0106	05	05	0106	WCA	AC	150	1969	7	ACTIVE		Distribution	19.2	\$54,880

set Inventory								Value		Condition			Maintenance
AEID	Area	Туре	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
nitary Sewer													
06-03-0001	06	03	0001	WCA	C1	100	1968	6	ACTIVE		Main	4.0	\$60,200
06-03-0002	06	03	0002	WCA	CONC	N/A	1968	6	ACTIVE	SEPTIC TANK - GREENHOUSE	Main	0.0	
06-03-0003	06	03	0003	WCA	CONC	N/A	1958	-4	ACTIVE	SEPTIC TANK - MECH SHOP	Main	0.0	
06-03-0004	06	03	0004	WCA	VCT	200	1961	-1	ACTIVE		Main	96.6	\$65,800
06-03-0005	06	03	0005	WCA	AC	100	1986	24	ACTIVE		Main	25.0	\$60,200
06-03-0006	06	03	0006	WCA	CONC	N/A	1979	17	ACTIVE	SEPTIC TANK - DEPOT	Main	0.0	
06-03-0007	06	03	0007	WCA	UNKNOWN	100	1979	17	ACTIVE		Main	25.0	\$60,20
06-03-0008	06	03	0008	WCA	VCT	200	1961	-1	ACTIVE		Main	94.5	\$64,40
06-03-0015	06	03	0015	City of Regina	VCT	200	1961	-1	ACTIVE		Main	35.1	\$23,80
m Sewer													
06-04-0018	06	04	0018		CONC	300	1975	3	ACTIVE		Main	85.0	\$56,00
06-04-0019	06	04	0019		VCT	250	1971	9	ACTIVE		Main	102.6	\$61,60
06-04-0020	06	04	0020		VCT	300	1971	9	ACTIVE		Main	92.2	\$58,80
06-04-0021	06	04	0021		VCT	300	1975	13	ACTIVE		Main	10.8	\$7,000
06-04-0023	06	04	0023		CONC	300	1975	3	ACTIVE		Main	62.5	\$40,60
06-04-0025	06	04	0025		VCT	300	1975	13	ACTIVE		Main	72.5	\$46,20
06-04-0026	06	04	0026		CONC	300	1971	-1	ACTIVE		Main	84.3	\$54,60
06-04-0027	06	04	0027		VCT	300	1975	13	ACTIVE		Main	96.0	\$61,60
06-04-0028	06	04	0028		VCT	200	1975	13	ACTIVE		Main	60.7	\$36,40
06-04-0033	06	04	0033	WCA	VCT	200	1975	13	ACTIVE		Main	47.0	\$28,00
06-04-0035	06	04	0035	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,80
06-04-0042	06	04	0042	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,80
06-04-0044	06	04	0044	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,20
06-04-0047	06	04	0047	WCA	VCT	200	1971	9	ACTIVE		Main	4.3	,
06-04-0048	06	04	0048	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,20
06-04-0049	06	04	0049	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,80
06-04-0050	06	04	0050	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,20
06-04-0052	06	04	0052	WCA	VCT	200	1975	13	ACTIVE		Main	13.1	\$8,40
06-04-0053	06	04	0053	WCA	VCT	200	1971	9	ACTIVE		Main	96.2	\$57,40
06-04-0067	06	04	0067	WCA	VCT	300	1986	24	ACTIVE		Main	70.2	\$44,80
06-04-0068	06	04	0068	WCA	VCT	375	1986	24	ACTIVE		Main	71.7	\$46,20
06-04-0069	06	04	0069	WCA	CONC	450	1986	14	ACTIVE		Main	154.6	\$106,4
06-04-0009	06	04	0070	WCA	CONC	450	1986	14	ACTIVE		Main	154.6	\$106,4
06-04-0071	06	04	0070	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$180,4
06-04-0072	06	04	0071	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$176,4
06-04-0073	06	04	0072	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$176,4
ole Water Main	30	. JT	3073	WOA	00140	300	1000	17	ACTIVE	<u>'</u>	IVICIII	212.0	ψ170,4
06-05-0002	06	05	0002	WCA	AC	150	1959	-3	ACTIVE		Distribution	210.7	\$116,2
06-05-0008	06	05	0002	WCA	AC	100	UNKNOWN	NA	ACTIVE		Distribution	50.0	\$26,60
06-05-0009	06	05	0008	WCA	P.E.	50	UNKNOWN	NA NA	ACTIVE		Distribution	163.0	\$105,0
06-05-0010 06-05-0072	06	05 05	0010 0072	WCA WCA	UNKNOWN	19 150	UNKNOWN 1961	NA -1	ACTIVE ACTIVE		Distribution Distribution	59.0 6.1	\$39,20
06-05-0072	06	05	0072	WCA	AC	150	1961	-1 -1	ACTIVE		Distribution	6.1 1.5	-
	06	05			AC								¢44.00
06-05-0081	06	05	0081	WCA	AC	150	1961	-1	ACTIVE		Distribution	25.3	\$14,00
06-05-0091	06	05	0091	WCA	AC	150	1961	-1	ACTIVE		Distribution	1.0	A. a
06-05-0094	06	05	0094	WCA	AC	150	1961	-1	ACTIVE		Distribution	33.5	\$19,60
06-05-0095	06	05	0095	WCA	AC	150	1961	-1	ACTIVE		Distribution	142.0	\$78,40
06-05-0096	06	05	0096	WCA	AC	150	1961	-1	ACTIVE		Hydrant Lead	1.3	
06-05-0102	06	05	0102	WCA	AC	150	1961	-1	ACTIVE		Distribution	12.8	\$8,40

itory								Value		Condition			Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
06-05-0103	06	05	0103	WCA	AC	150	1961	-1	ACTIVE		Hydrant Lead	24.4	\$14,000
06-05-0105	06	05	0105	WCA	AC	150	1961	-1	ACTIVE		Distribution	9.4	
06-05-0110	06	07	0110	WCA	UNKNOWN	UNKNOWN					Distribution	7.0	
06-05-0129	06	06	0129	WCA	UNKNOWN	UNKNOWN					Distribution	3.5	
06-05-0146	06	05	0146		AC	200	1958	-4	ACTIVE		Distribution	1.2	
06-05-0147	06	05	0147	WCA	PVC	200	1998	46	ACTIVE		Distribution	4.3	
06-05-0148	06	05	0148	WCA	AC	200	1959	-3	ACTIVE		Distribution	39.4	\$23,800
06-05-0149	06	05	0149	WCA	PVC	200	2008	56	ACTIVE	REPAIRED 2008/10/14	Distribution	4.0	
06-05-0151	06	05	0151	WCA	AC	200	1959	-3	ACTIVE		Distribution	114.6	\$65,800
06-05-0157	06	05	0157	WCA	AC	150	1959	-3	ACTIVE		Distribution	69.5	\$39,200
06-05-0158	06	05	0158	WCA	AC	200	1959	-3	ACTIVE		Distribution	2.0	
06-05-0159	06	05	0159	WCA	AC	200	1959	-3	ACTIVE		Distribution	1.2	
06-05-0160	06	05	0160	WCA	PVC	200	2000	48	ACTIVE		Distribution	18.0	\$12,600
06-05-0161	06	05	0161	WCA	PVC	200	2000	48	ACTIVE		Distribution	4.0	
06-05-0163	06	05	0163	WCA	AC	150	1959	-3	ACTIVE		Distribution	6.2	
06-05-0164	06	05	0164	WCA	PVC	150	1998	46	ACTIVE		Hydrant Lead	0.6	
06-05-0165	06	05	0165	WCA	AC	150	1959	-3	ACTIVE		Distribution	125.0	\$70,000
06-05-0169	06	05	0169	WCA	AC	150	1959	-3	ACTIVE		Hydrant Lead	1.2	
06-05-0171	06	05	0171	WCA	PVC	150			ACTIVE		Distribution	7.0	
06-05-0174	06	05	0174	WCA	PVC	150	2004	52	ACTIVE	DESIGN DATA	Hydrant Lead	0.6	
06-05-0179	06	05	0179	WCA	AC	150	1959	-3	ACTIVE		Distribution	56.8	\$32,200
06-05-0180	06	05	0180	WCA	AC	150	1959	-3	ACTIVE		Hydrant Lead	1.2	
06-05-0181	06	05	0181	WCA	PVC	150	2004	52	ACTIVE	DESIGN DATA	Distribution	2.2	
06-05-0186	06	05	0186	WCA	AC	150	1959	-3	ACTIVE		Distribution	149.0	\$82,600
06-05-0187	06	05	0187	WCA	PVC	150	2001	49	ACTIVE		Hydrant Lead	1.1	
06-05-0188	06	05	0188	WCA	AC	150	1964	2	NOT IN USE	ABANDONED 2004	Distribution	61.2	\$33,600
06-05-0190	06	05	0190	WCA	PVC	150	2004				Distribution	83.8	\$54,600
06-05-0191	06	05	0191	WCA	AC	150	1959	-3	ACTIVE		Distribution	183.2	\$100,800
06-05-0192	06	05	0192	WCA	AC	150	1959	-3	ACTIVE		Distribution	201.2	\$110,600
06-05-0193	06	05	0193	WCA	AC	150	1959	-3	ACTIVE		Distribution	96.5	\$53,200
06-05-0194	06	05	0194	WCA	AC	150	1959	-3	ACTIVE		Distribution	6.1	
06-05-0196	06	05	0196	WCA	AC	150	1959	-3			Hydrant Lead	0.5	
06-05-0199	06	05	0199	WCA	AC	150	1959	-3			Distribution	46.3	\$26,600
06-05-0202	06	05	0202	WCA	AC	150	1959	-3		283.403 E OF MCDONALD ST	Hydrant Lead	1.4	
06-05-0203	06	05	0203	WCA	AC	150	1959	-3			Distribution	5.6	
06-05-0204	06	05	0204	WCA	PVC	150	2008	56		REPAIRED 2008/03/20	Distribution	4.0	
06-05-0217	06	05	0217	WCA	PVC	100					Distribution	128.5	\$84,000

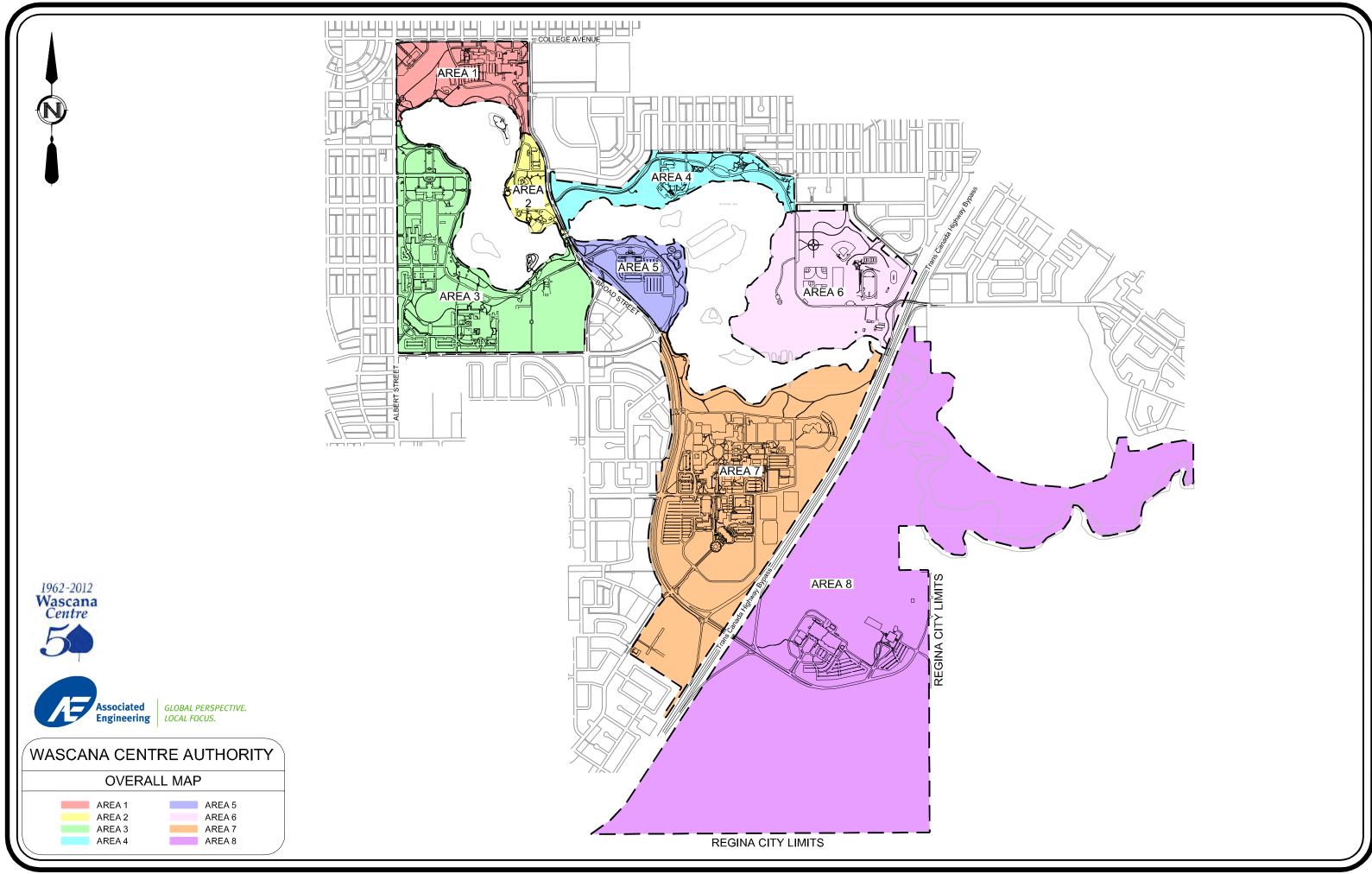
REPORT

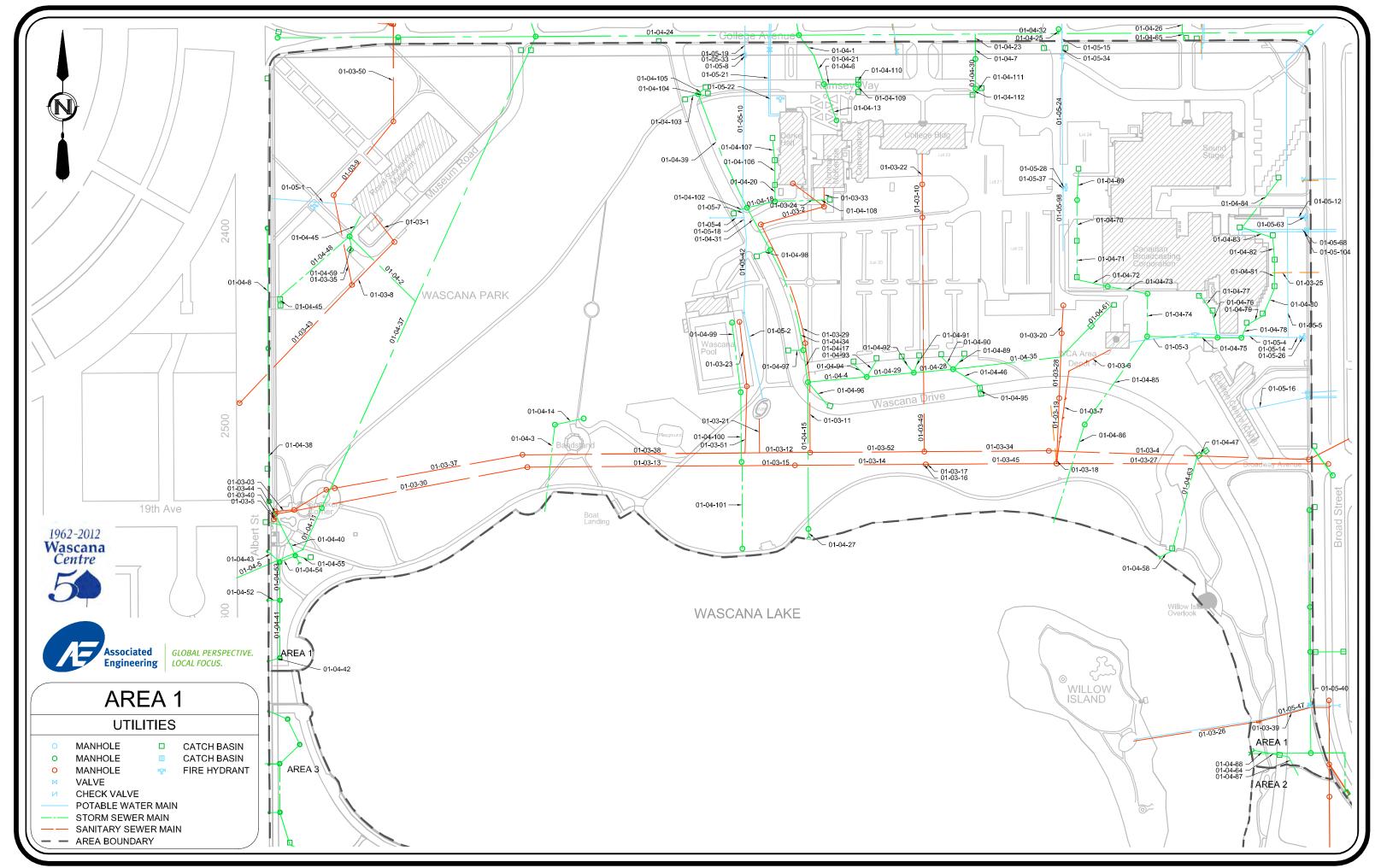


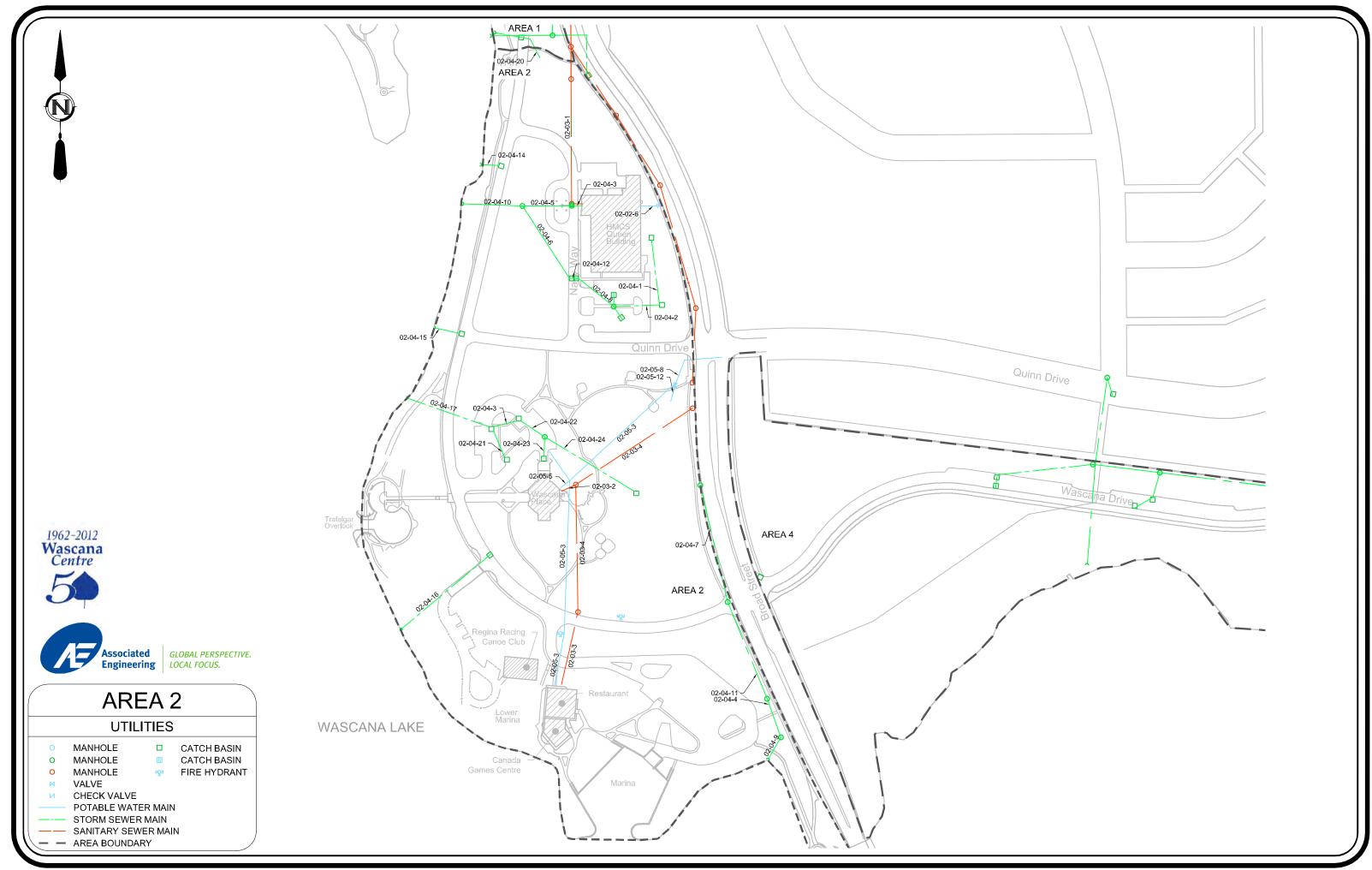
Appendix C - Figures

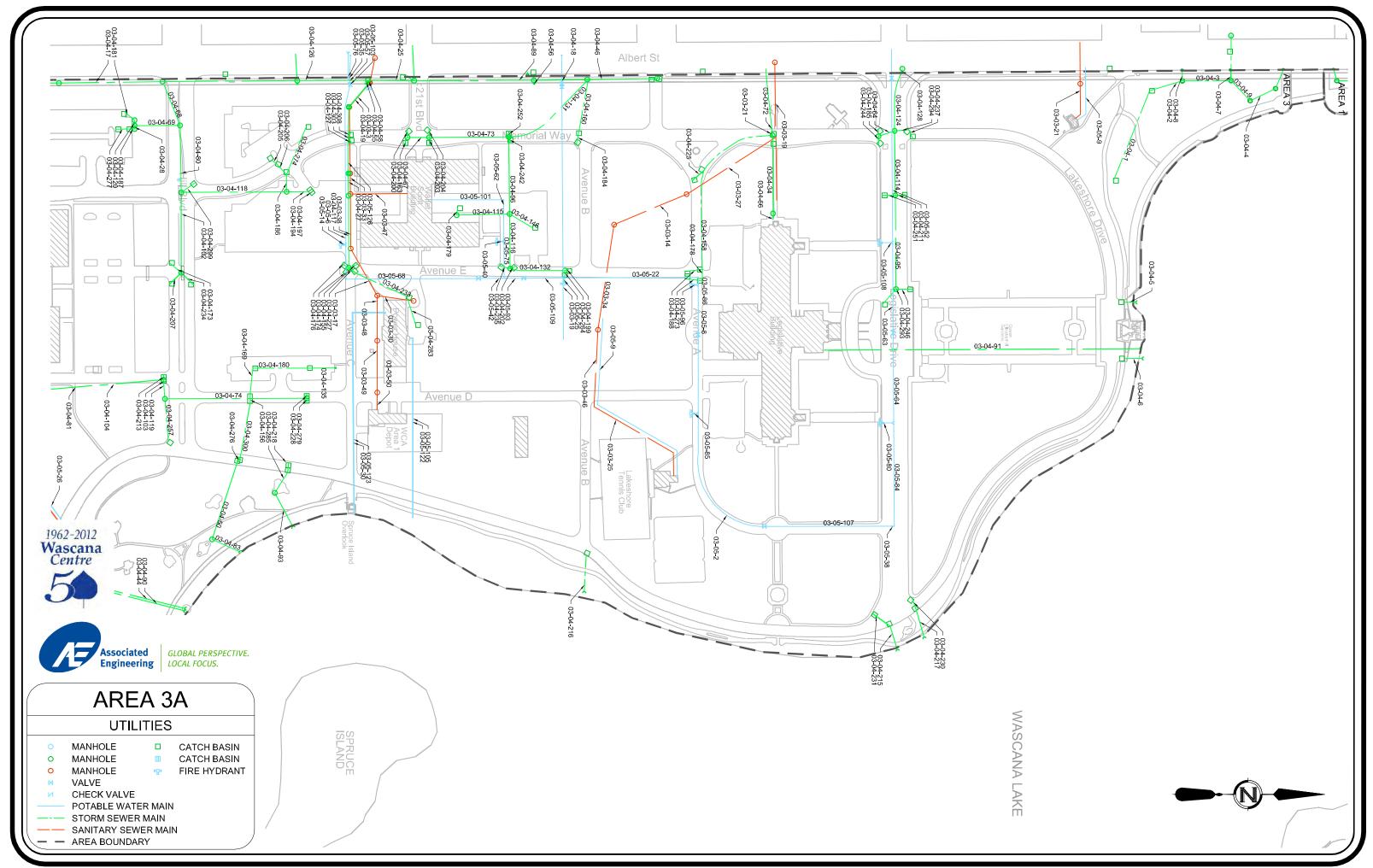


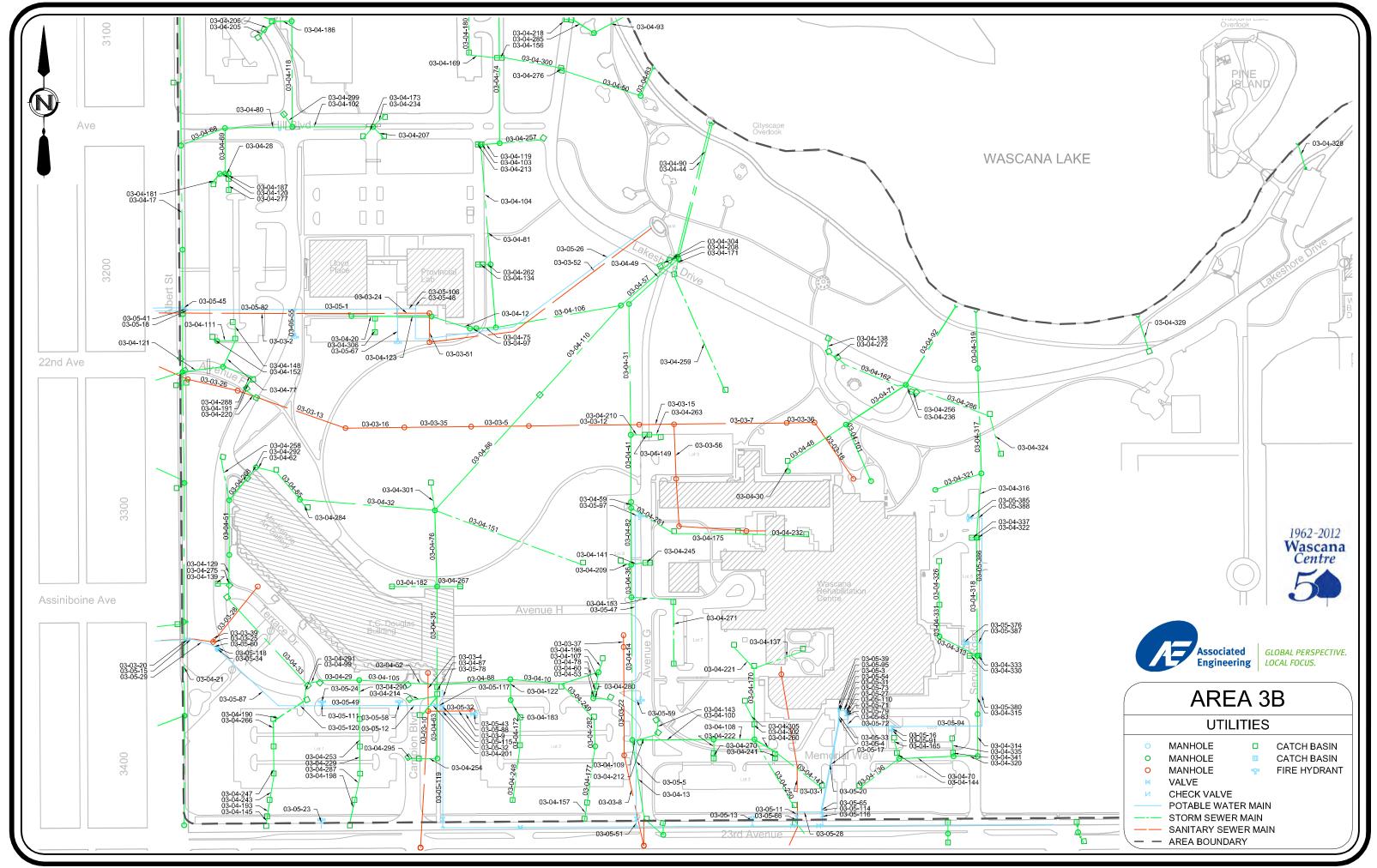
Wascana Centre Authority

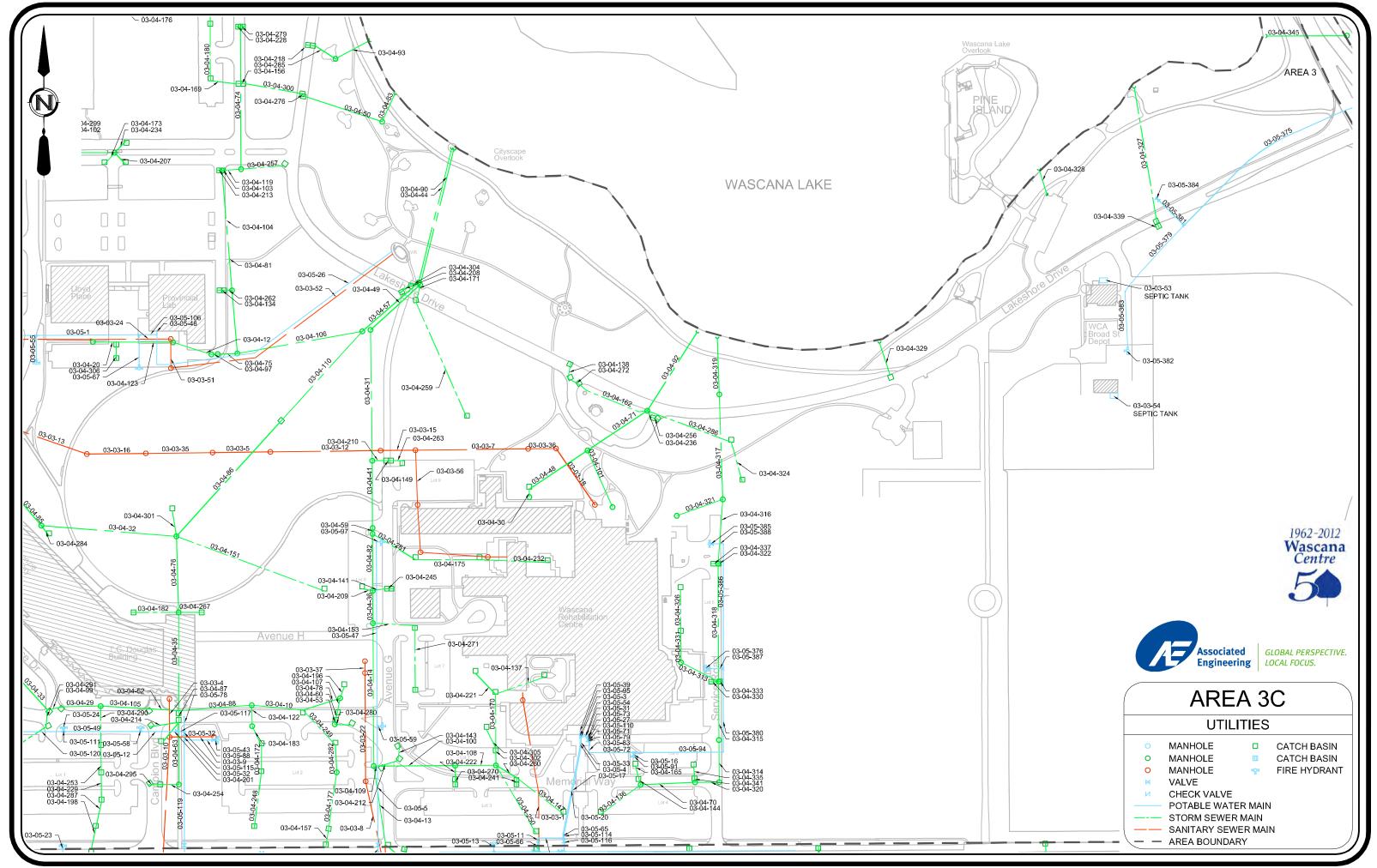


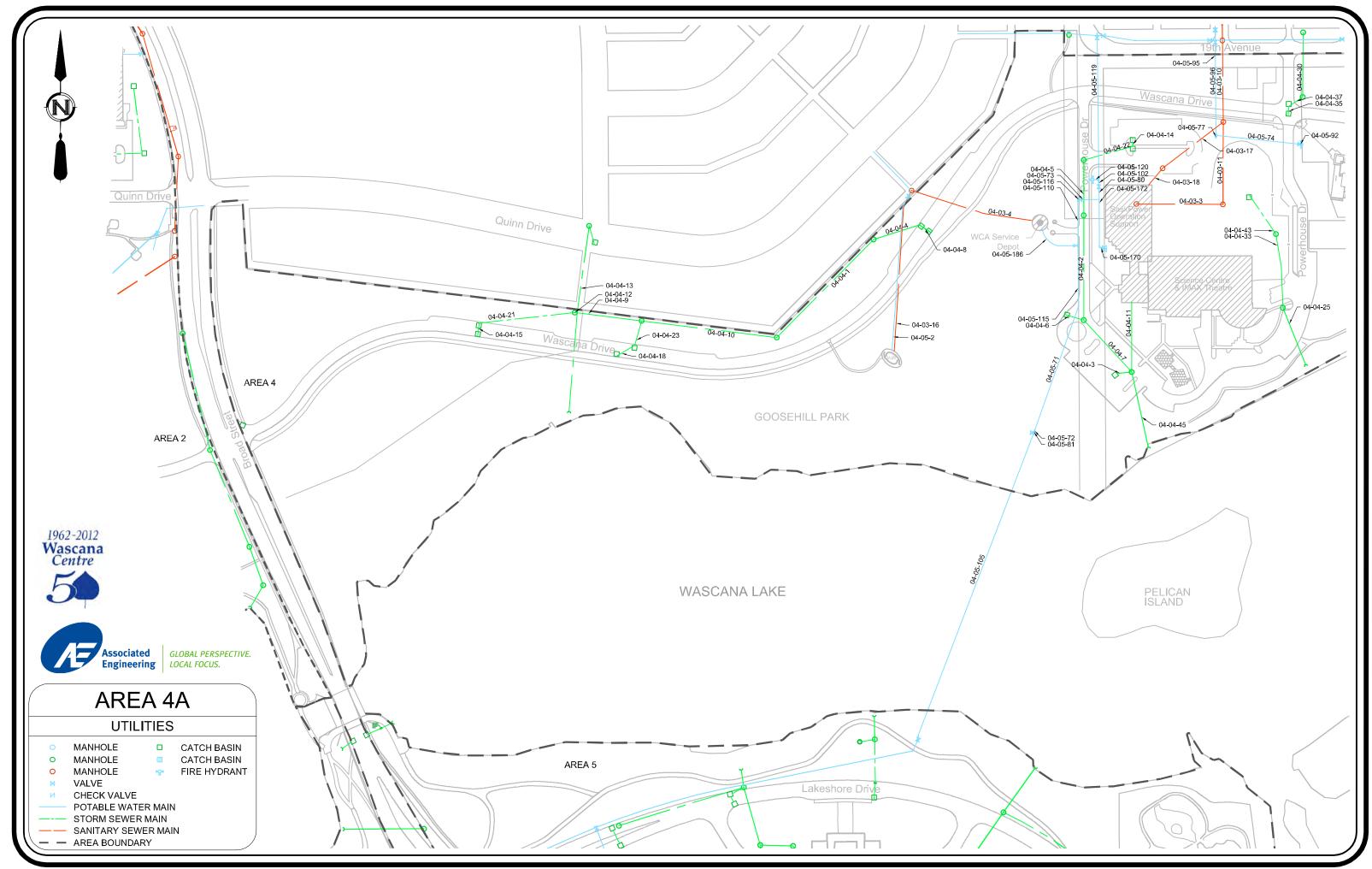




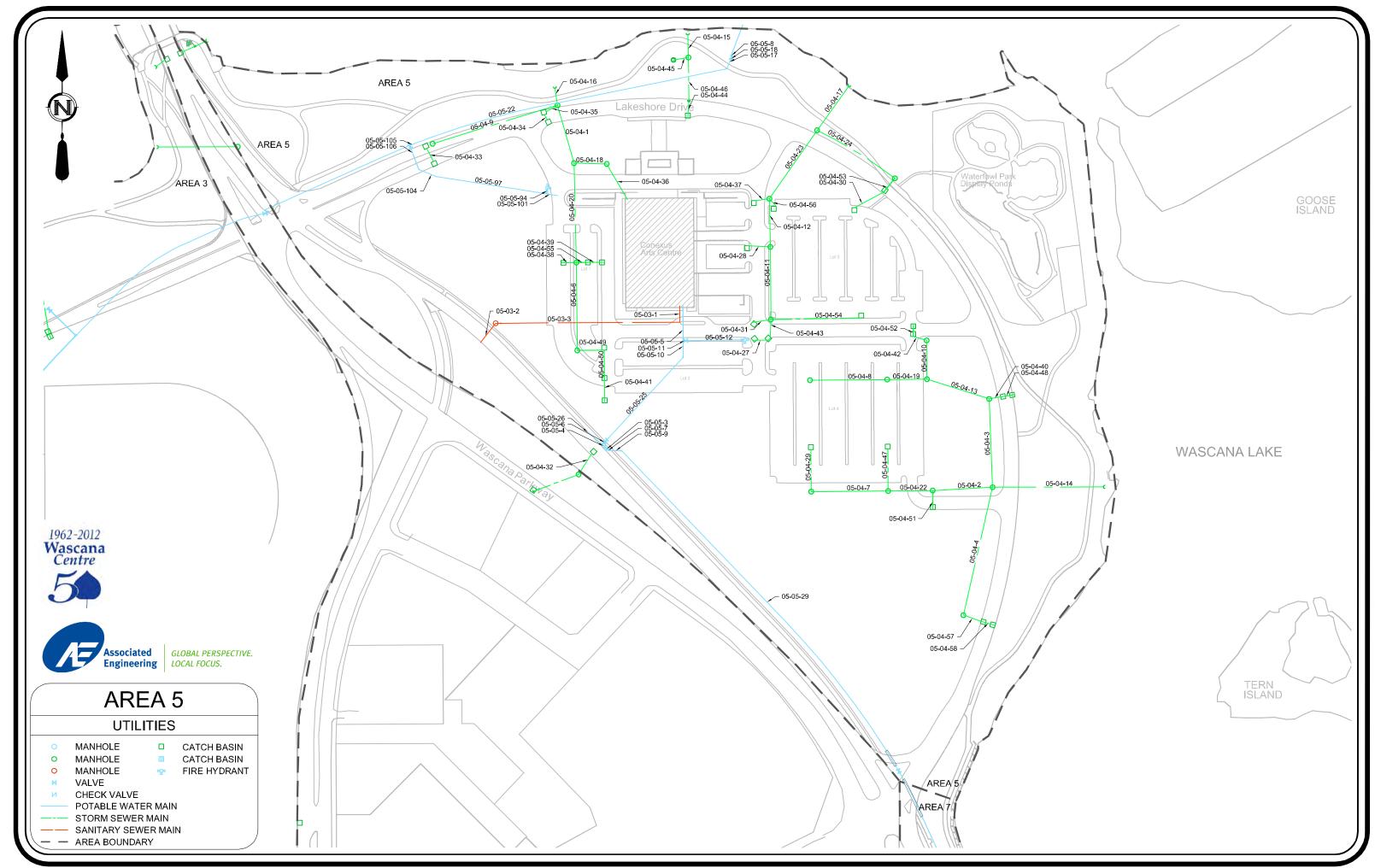


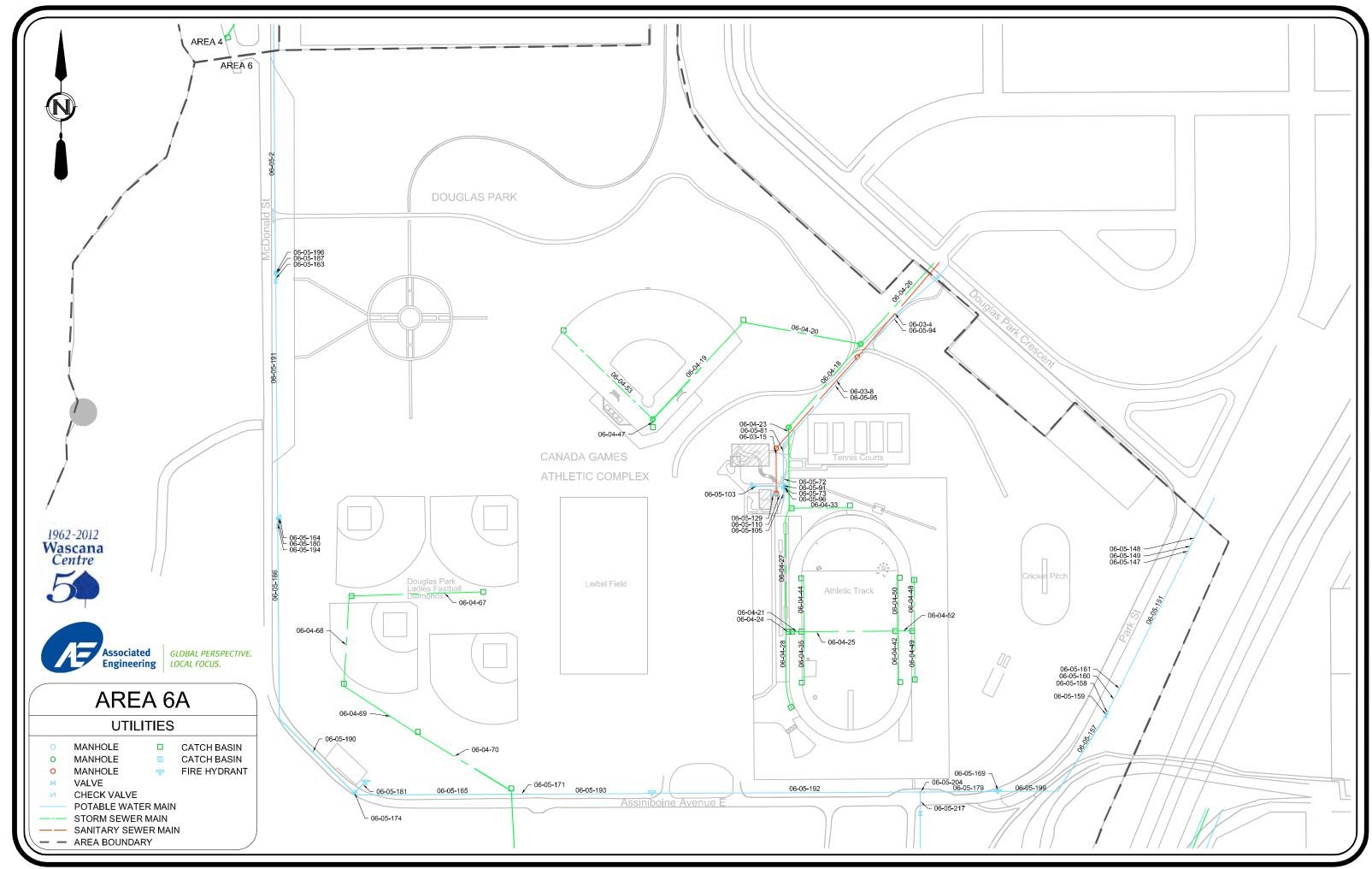


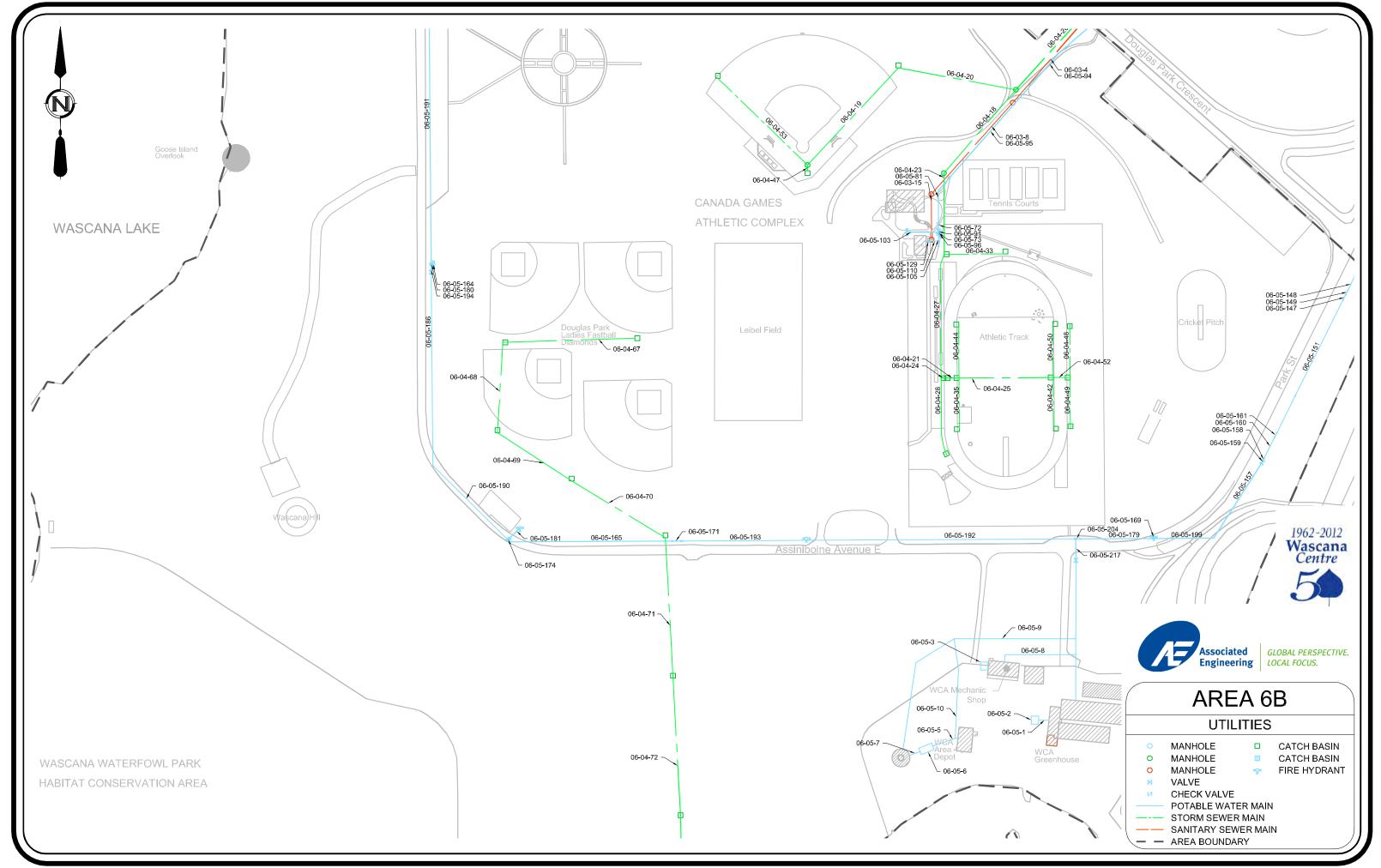


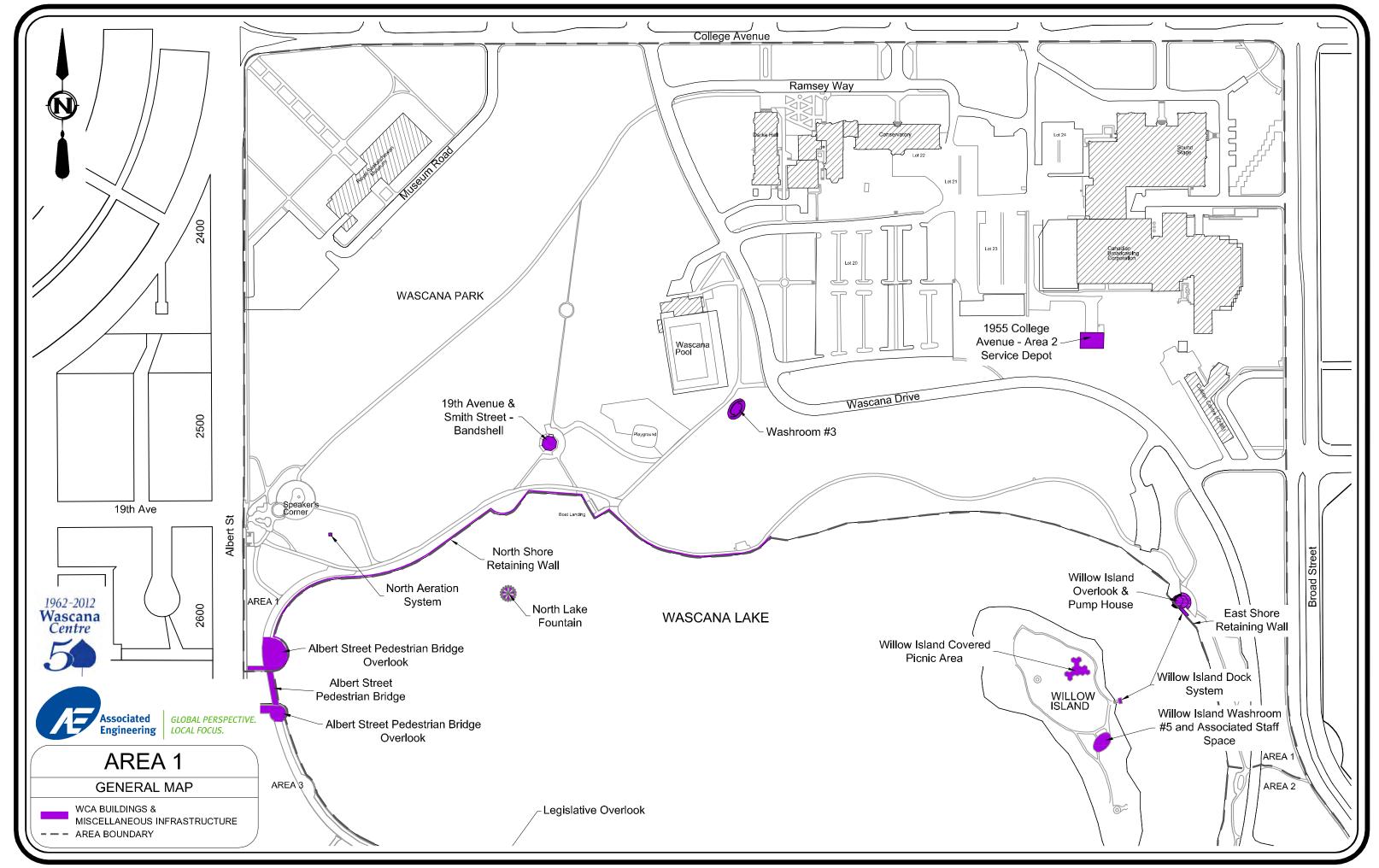


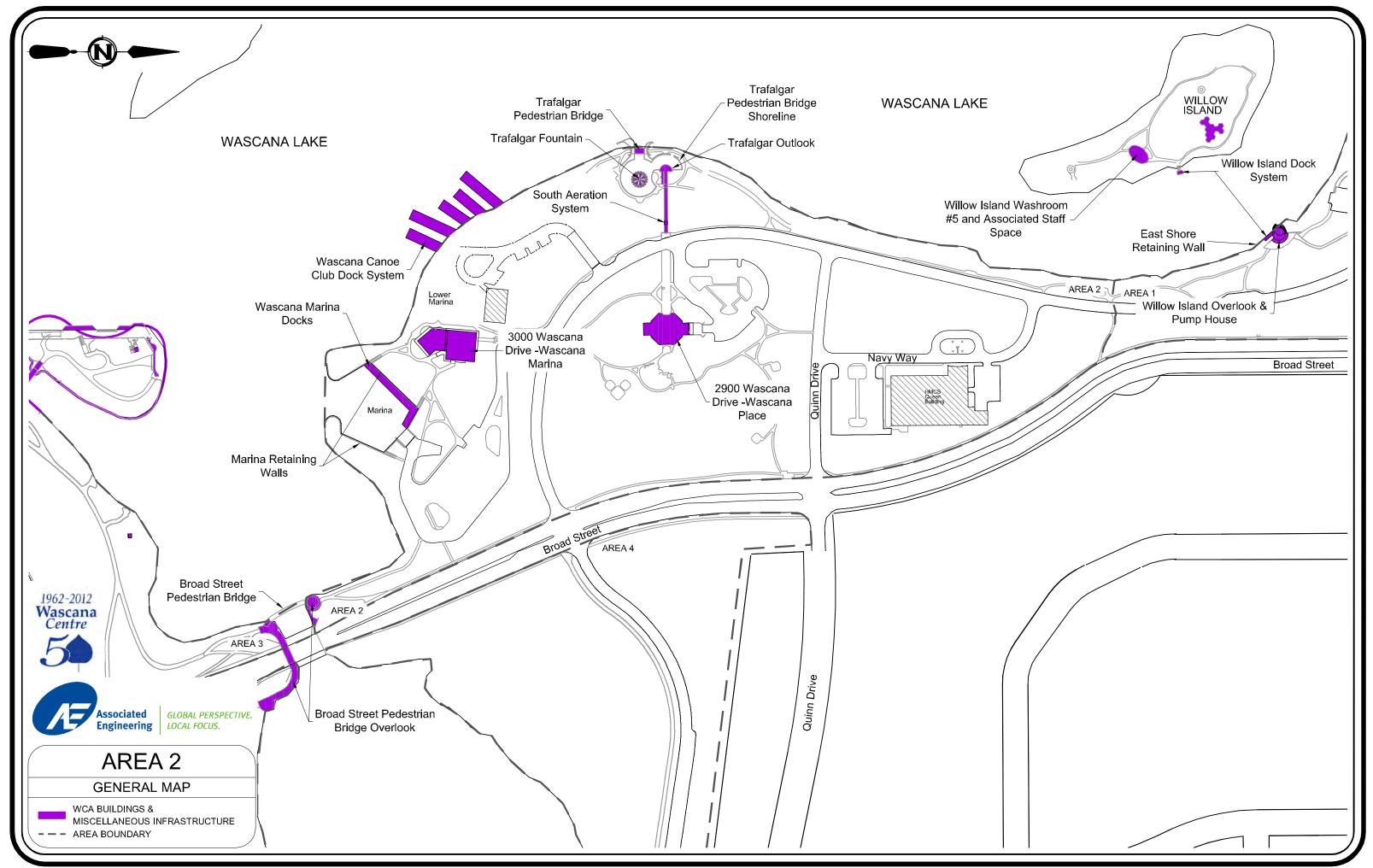


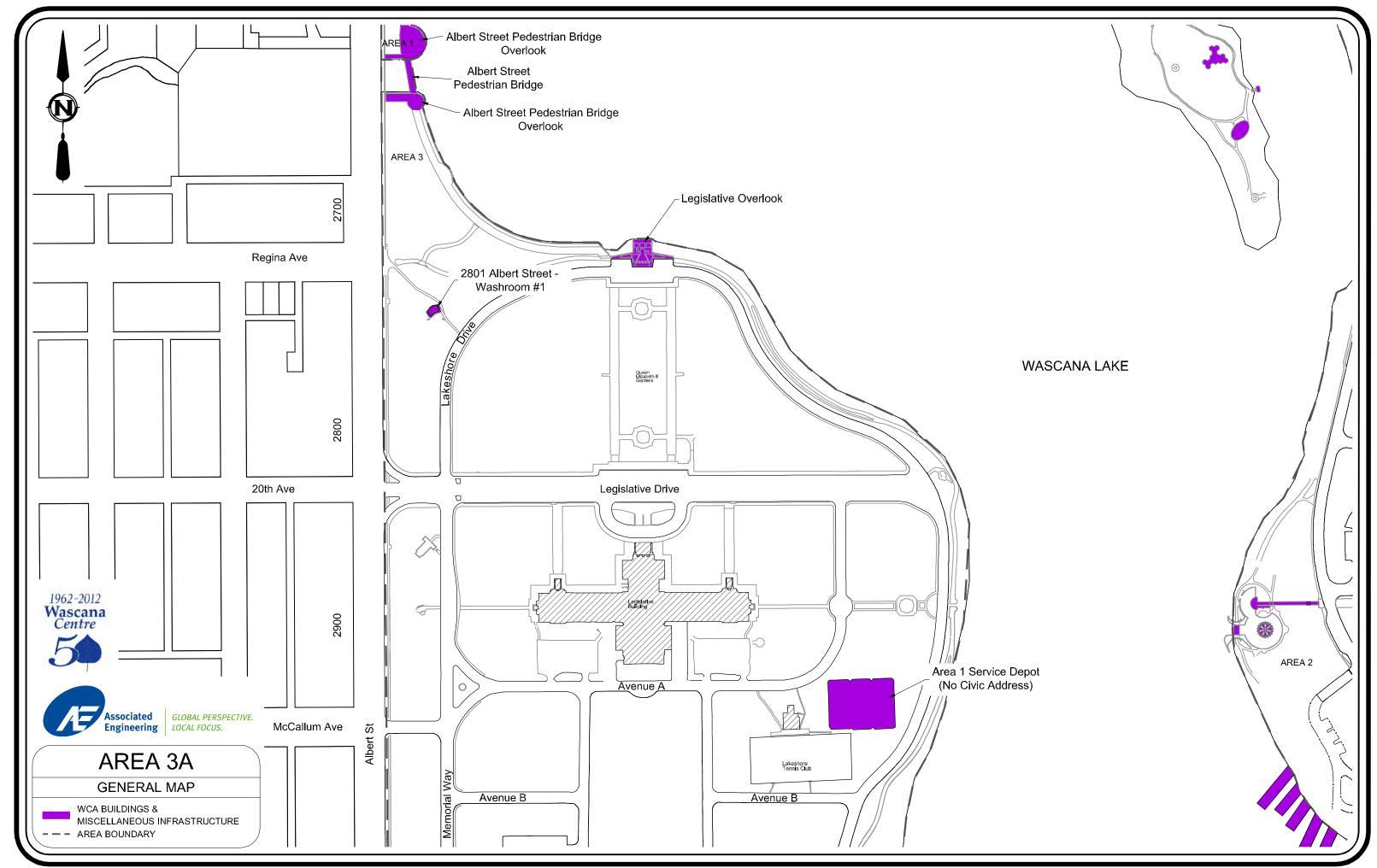


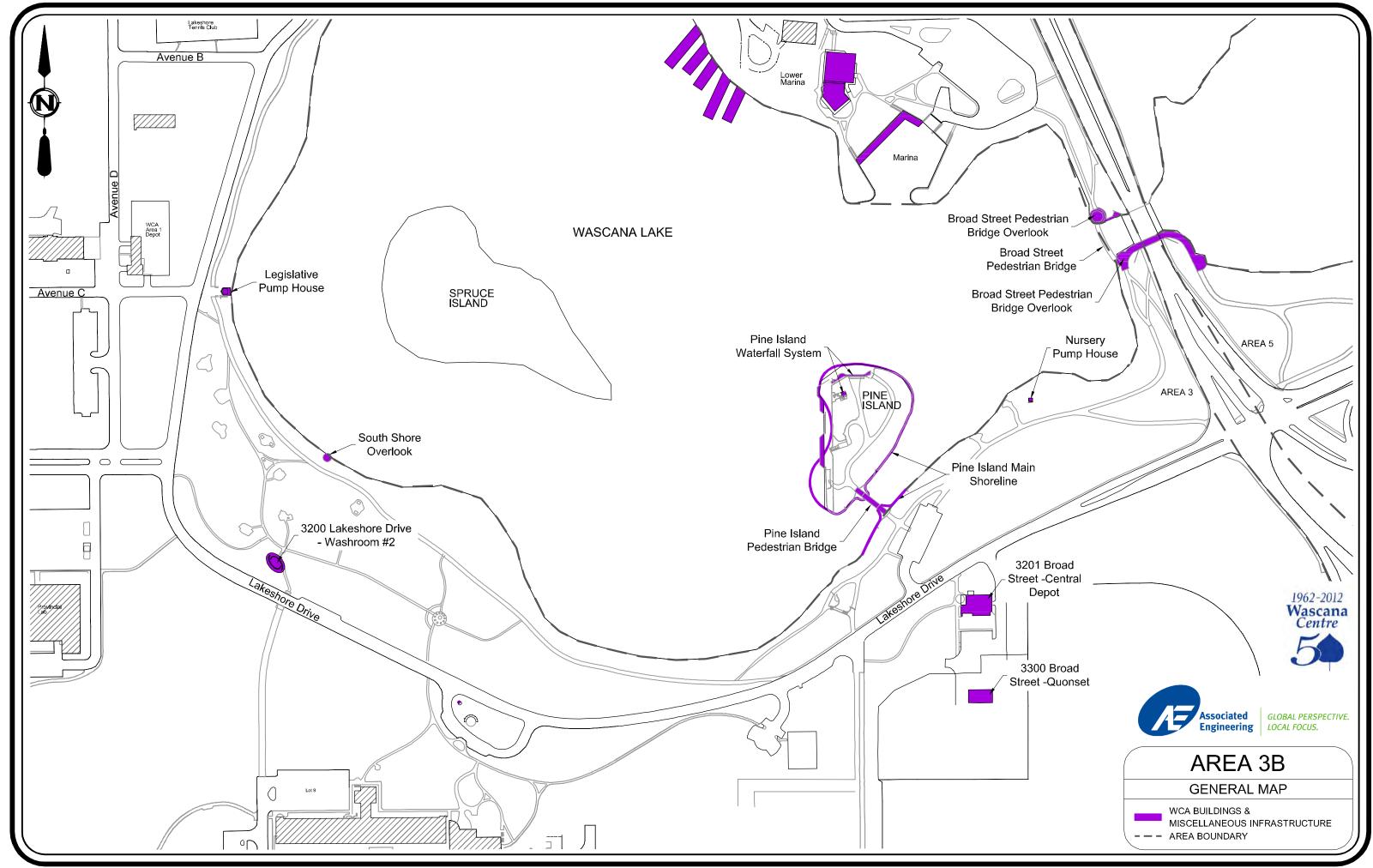


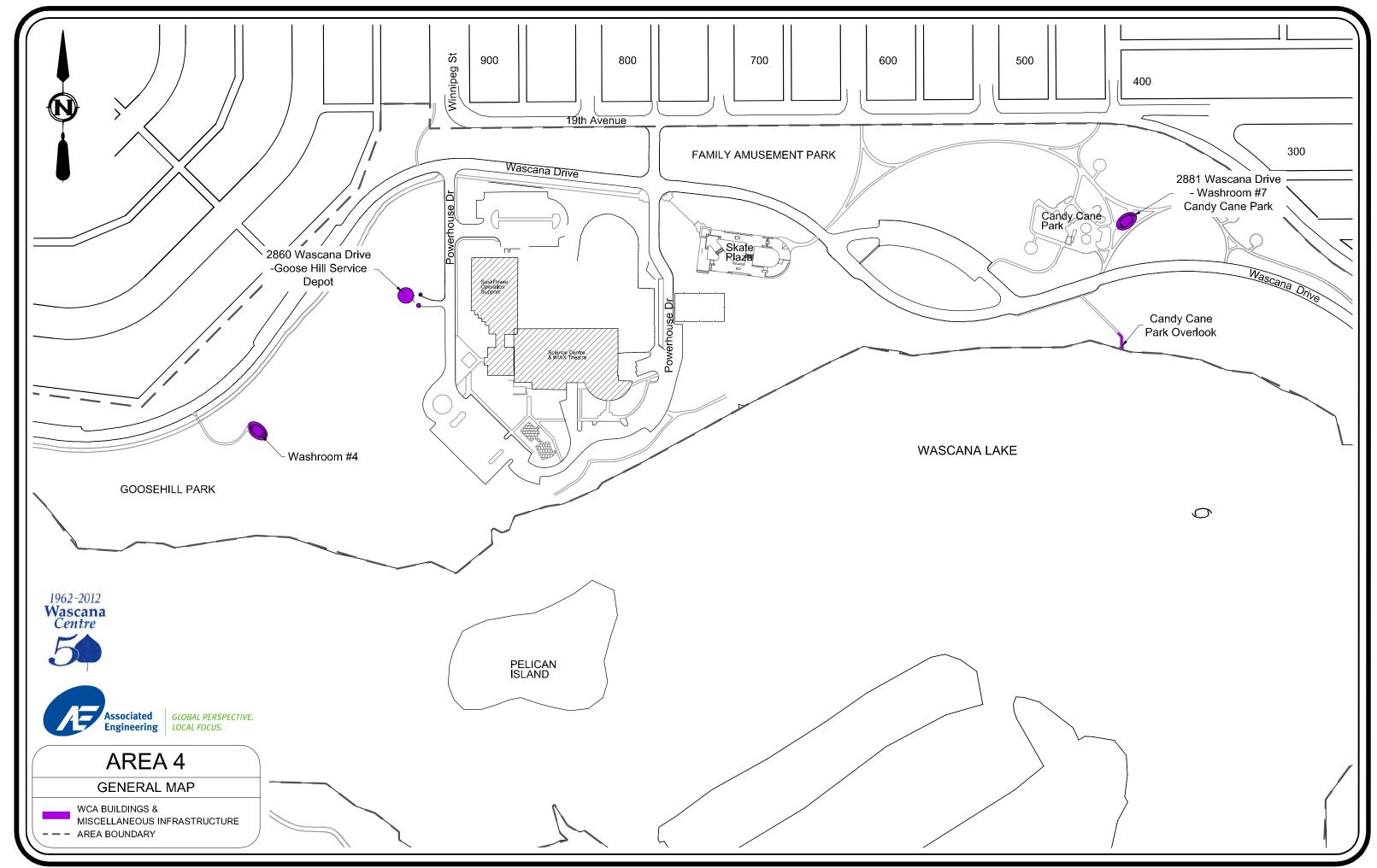


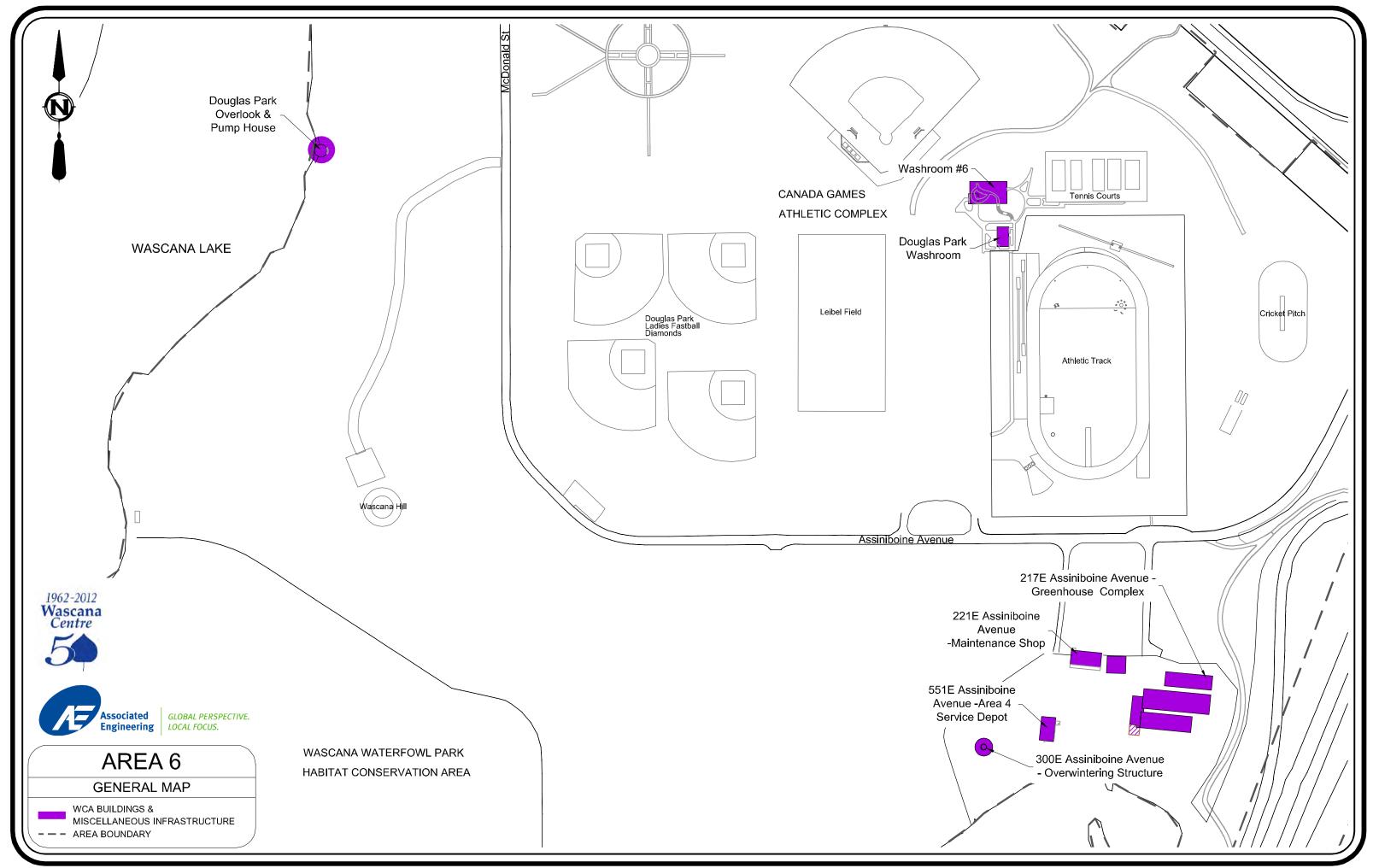


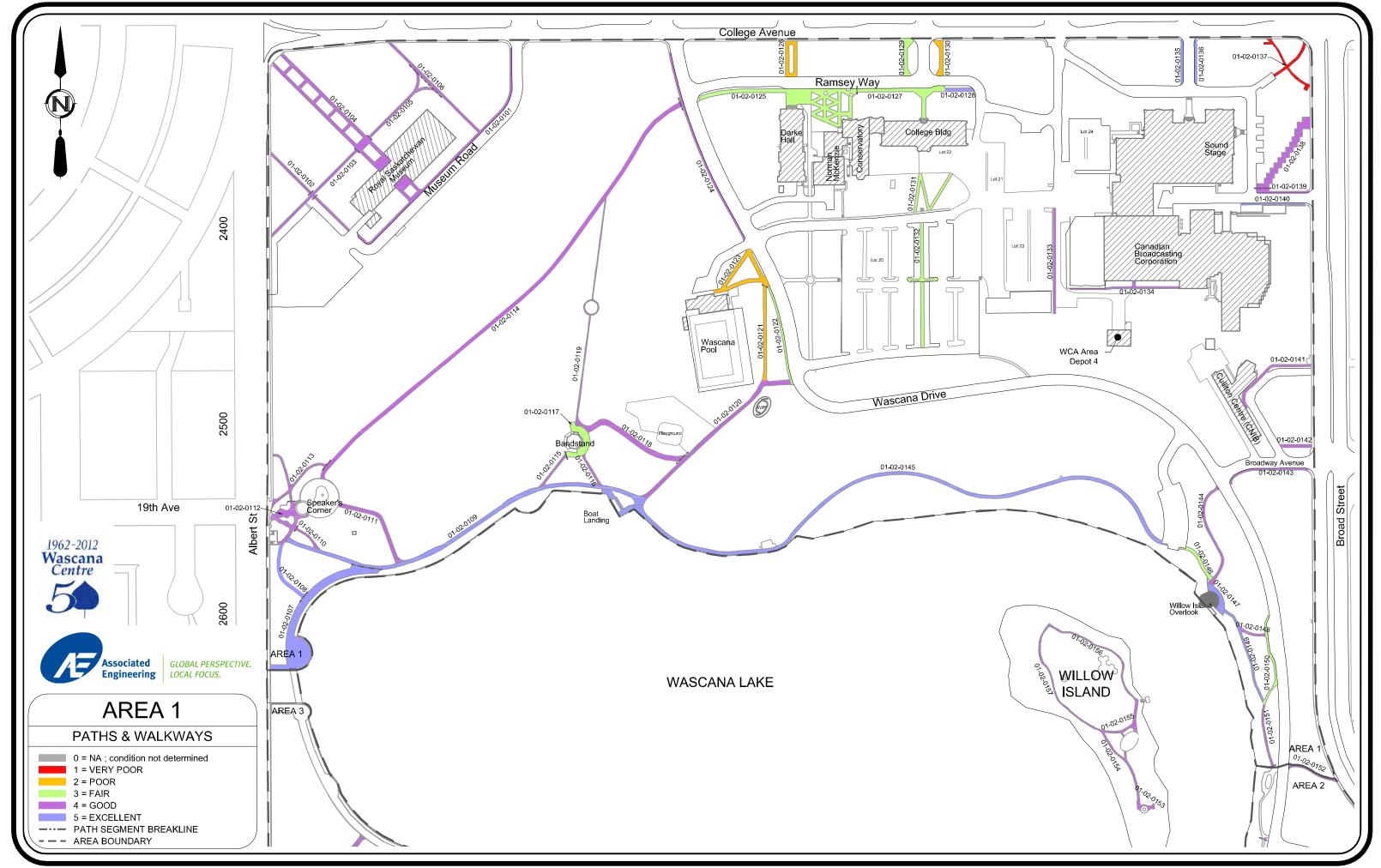


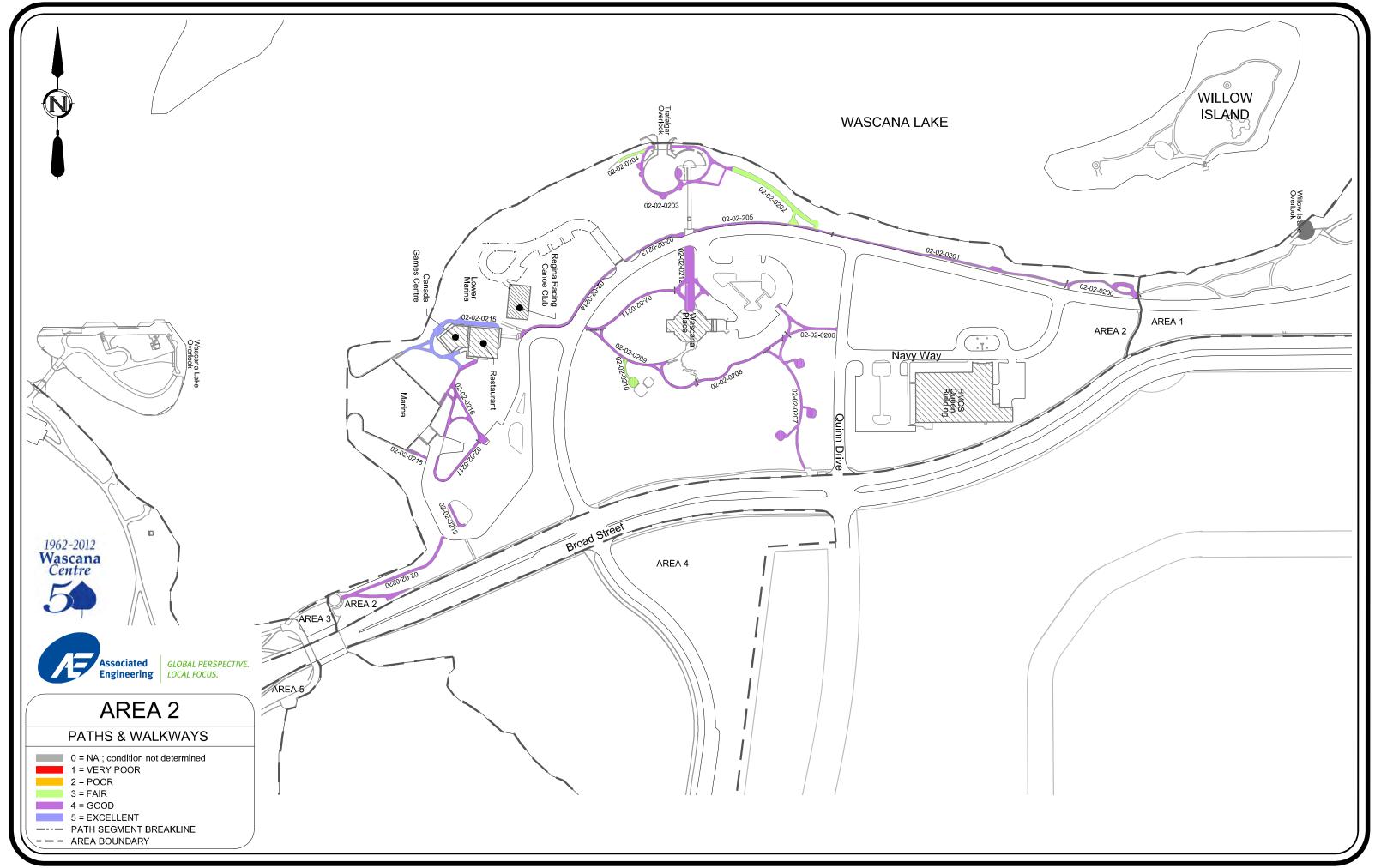


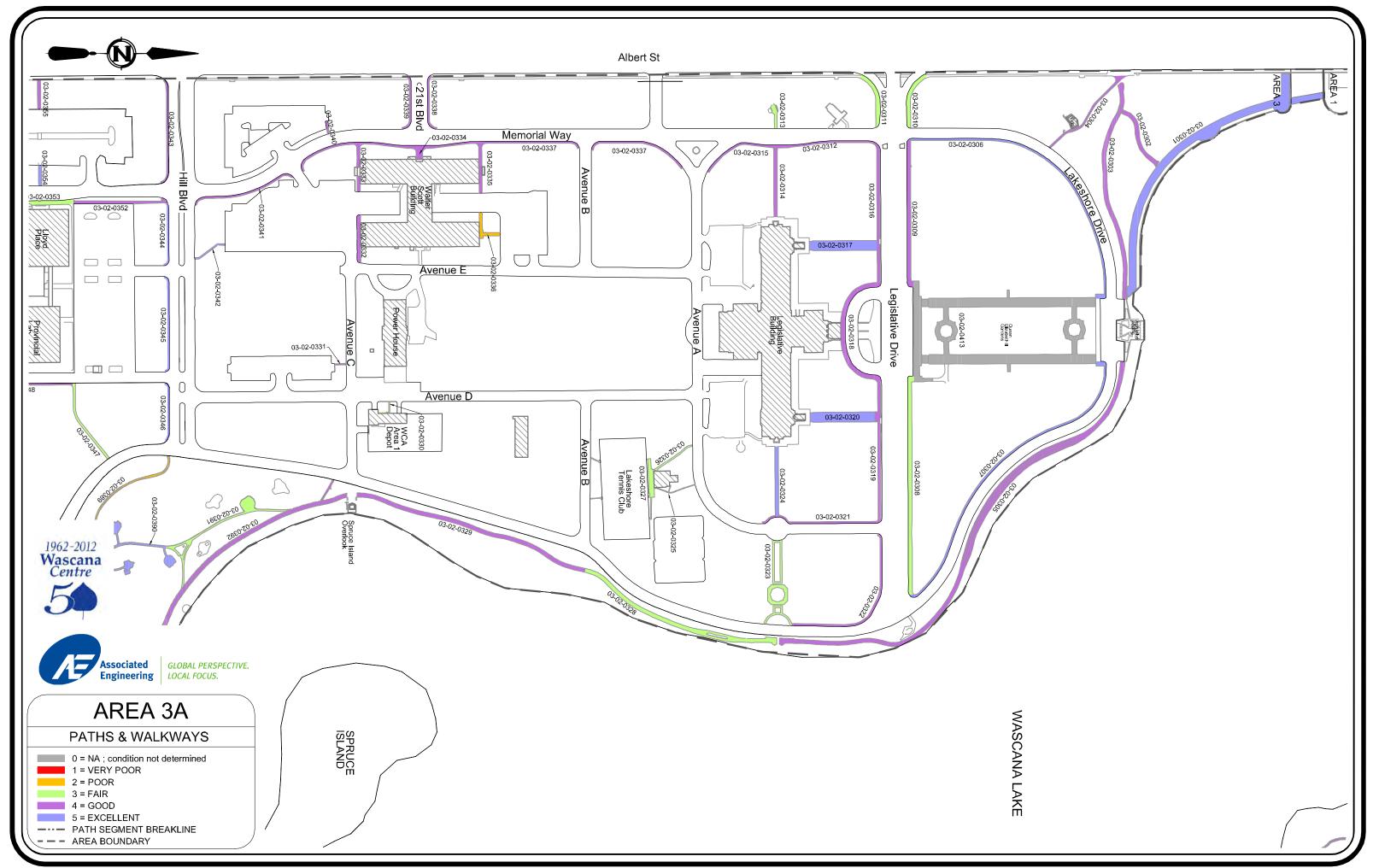


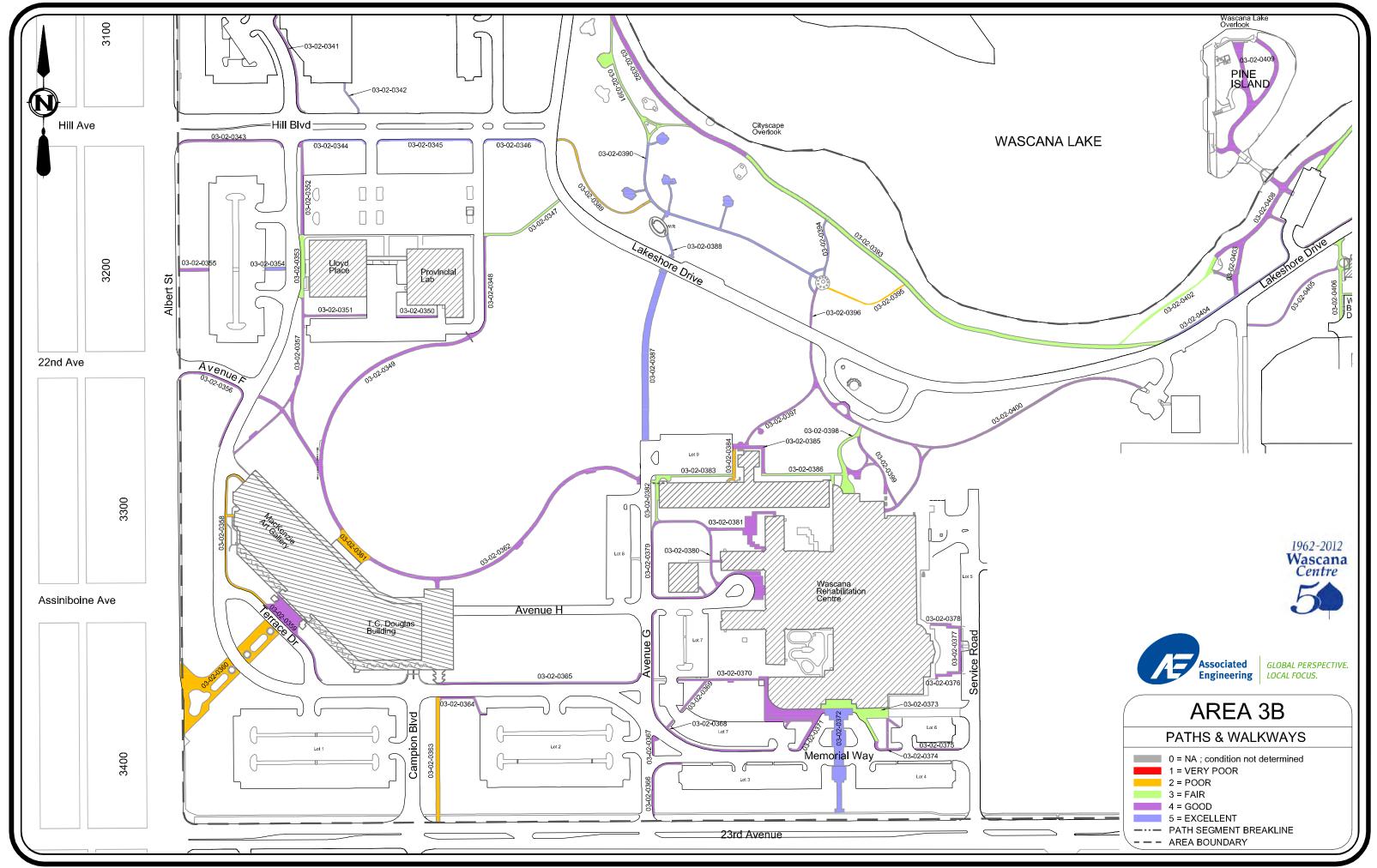


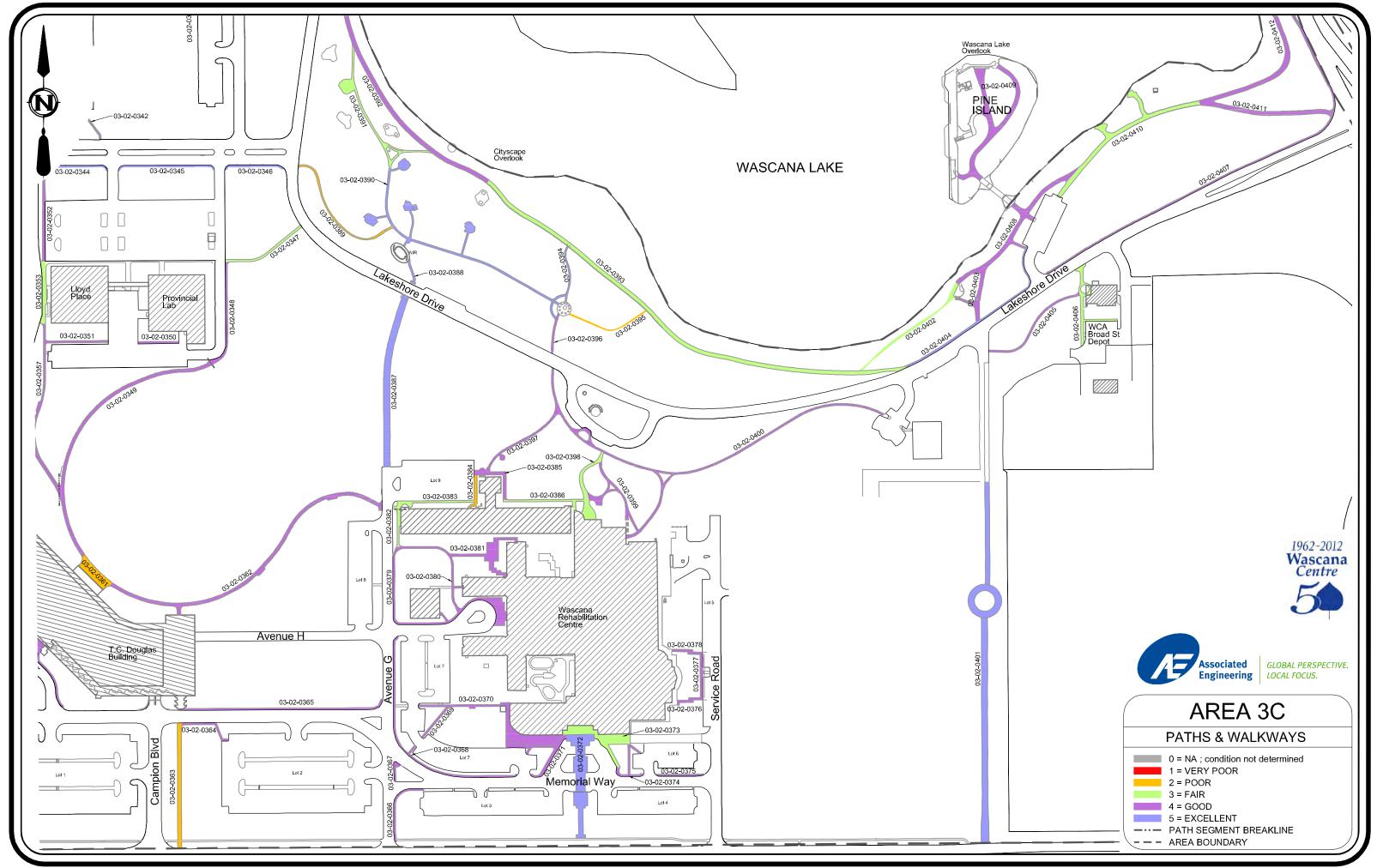


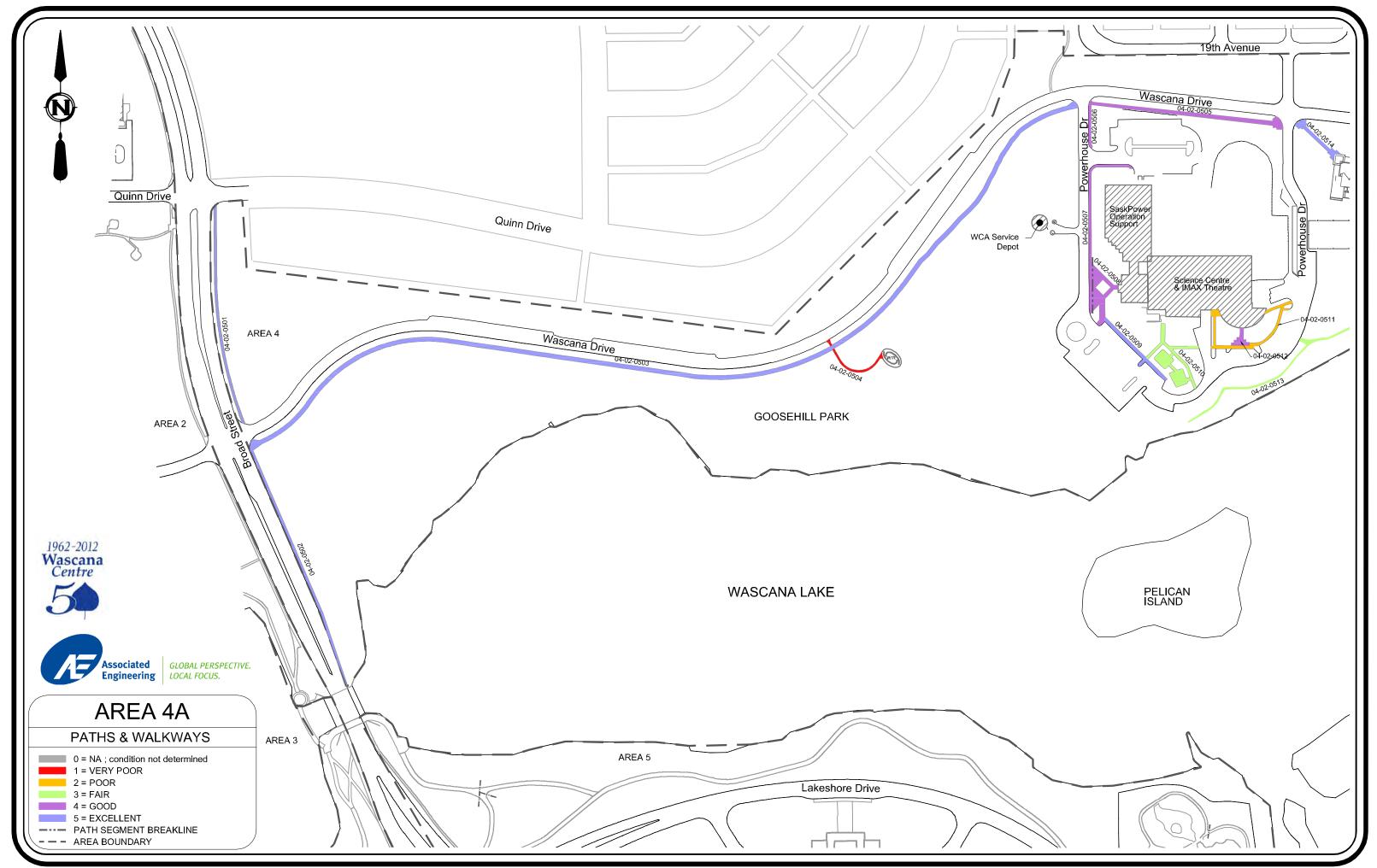


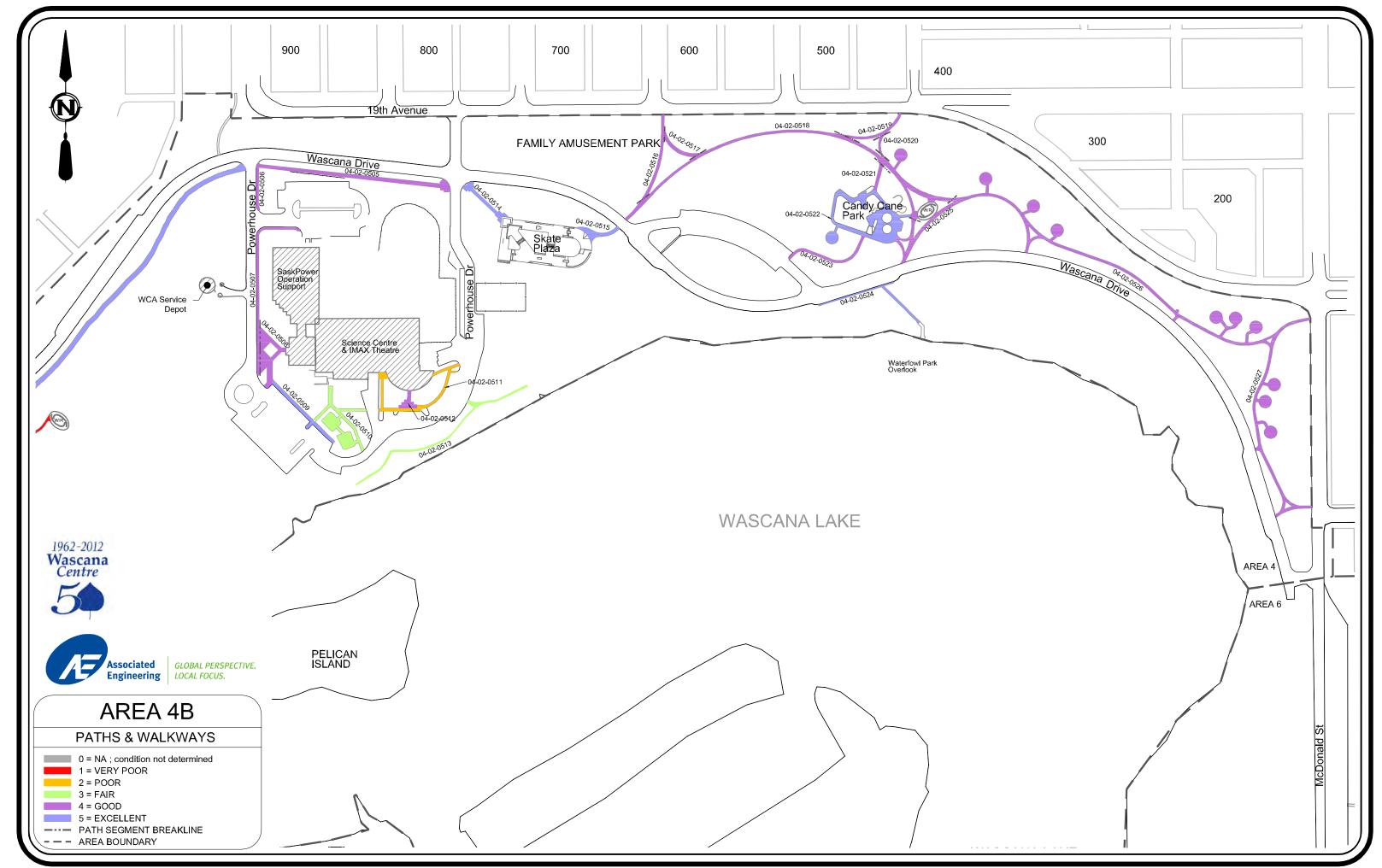


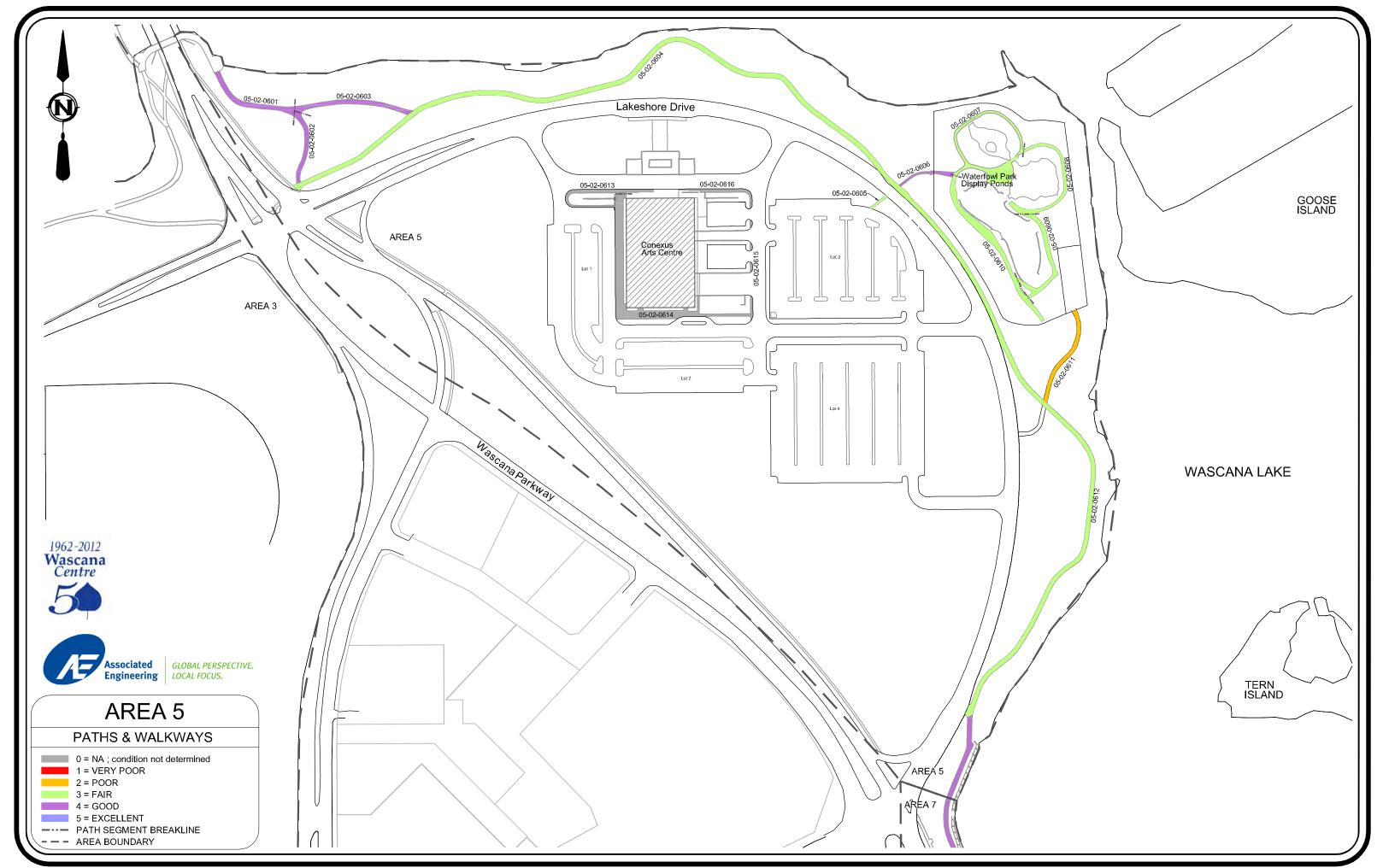


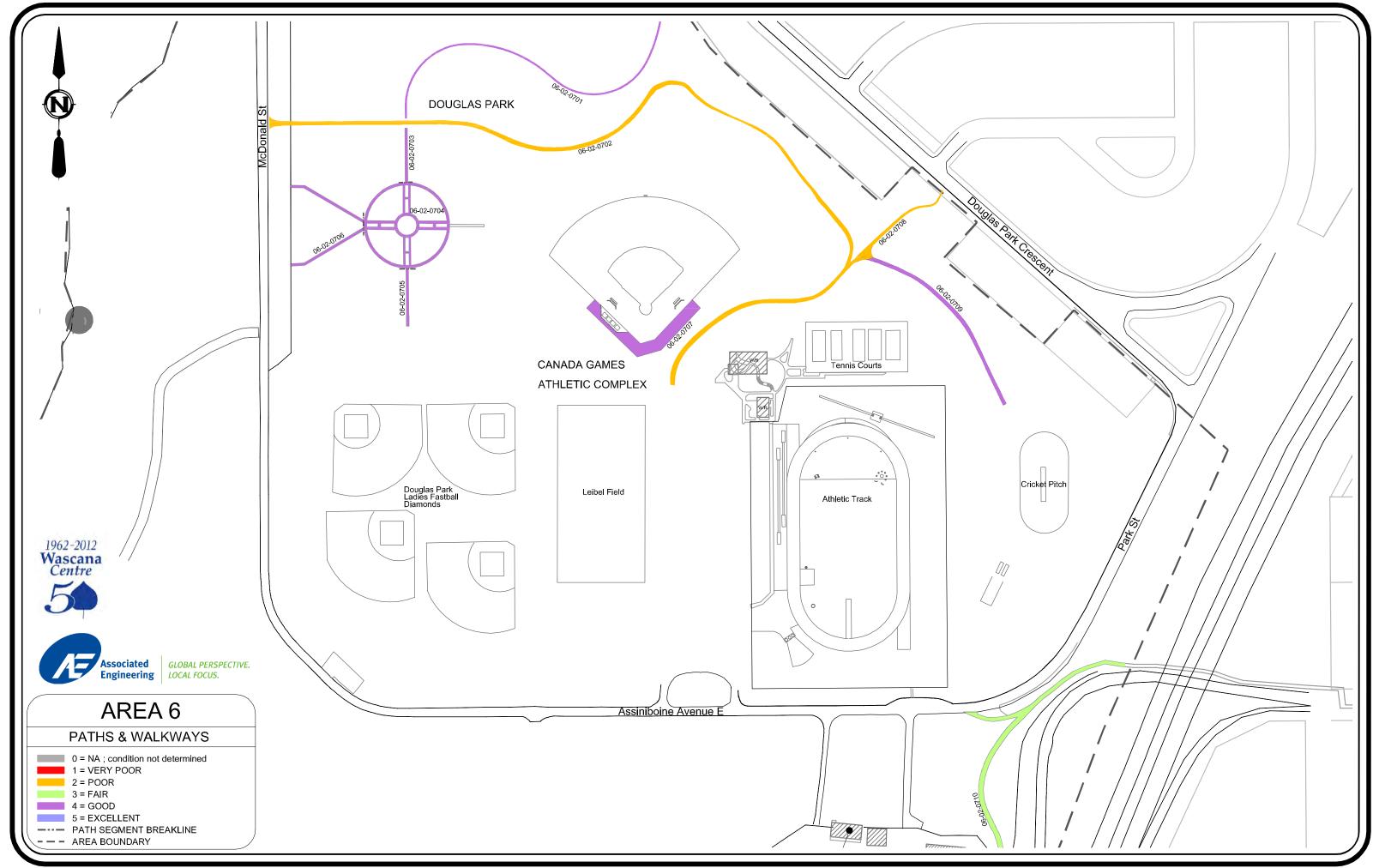


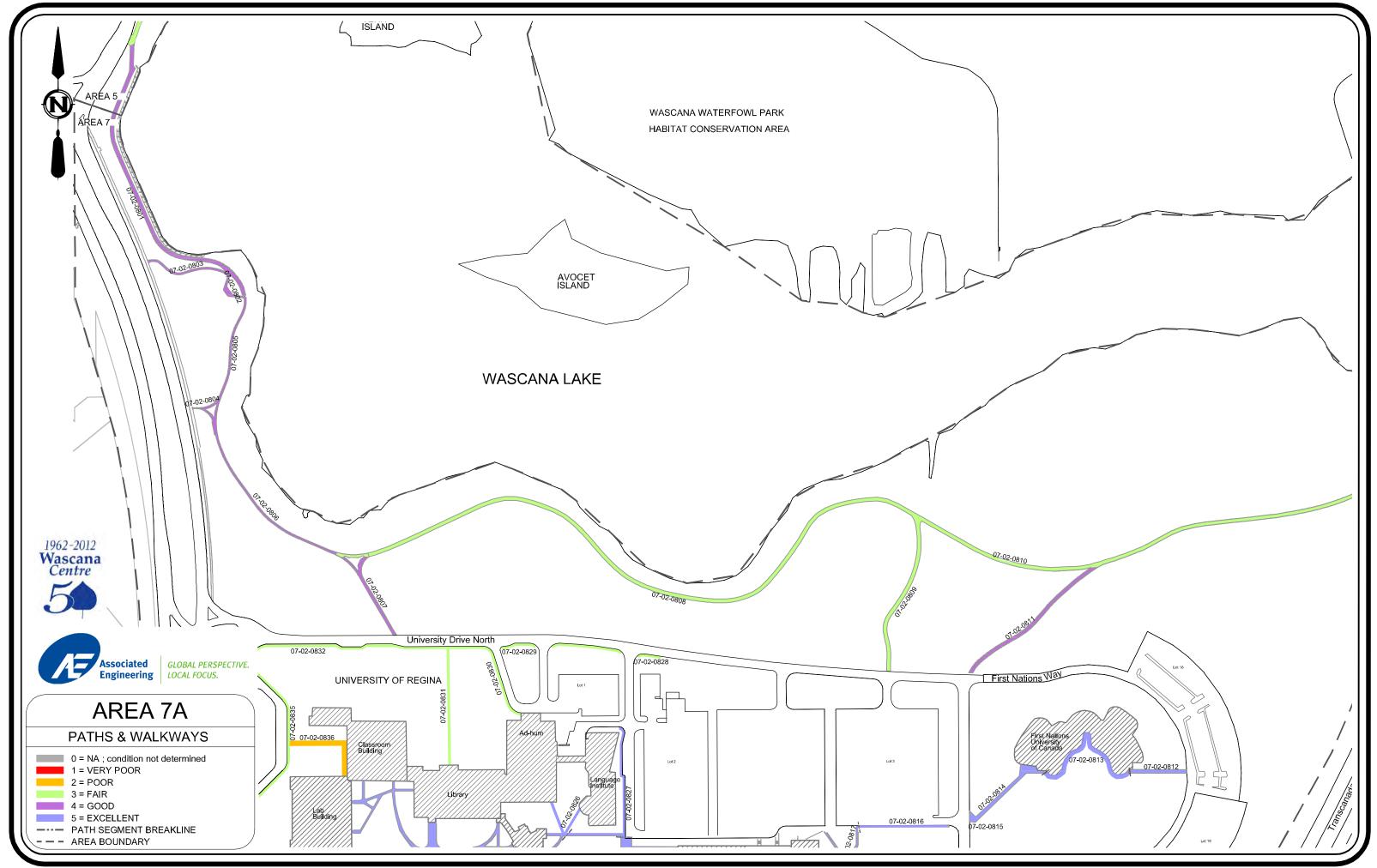


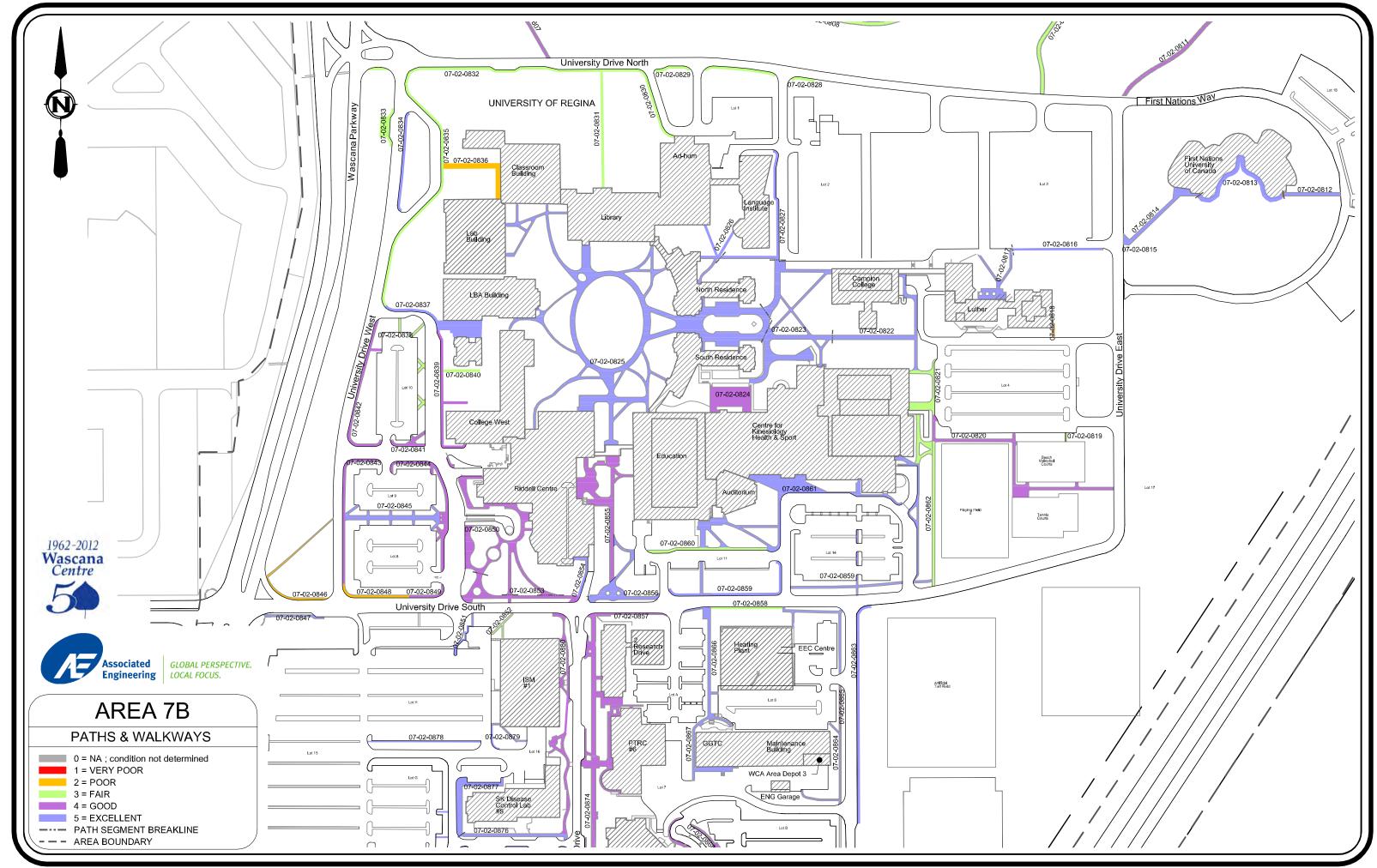


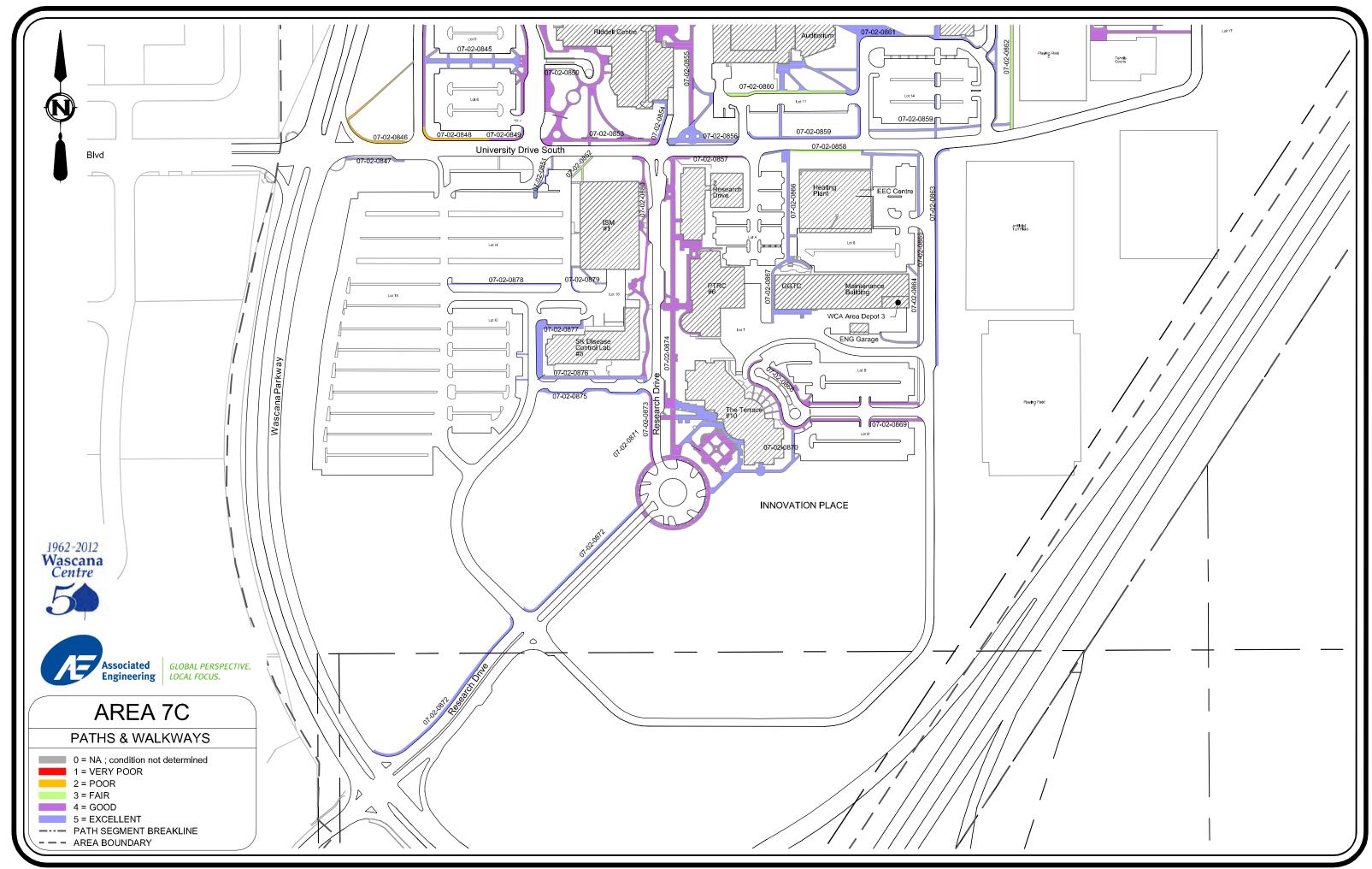


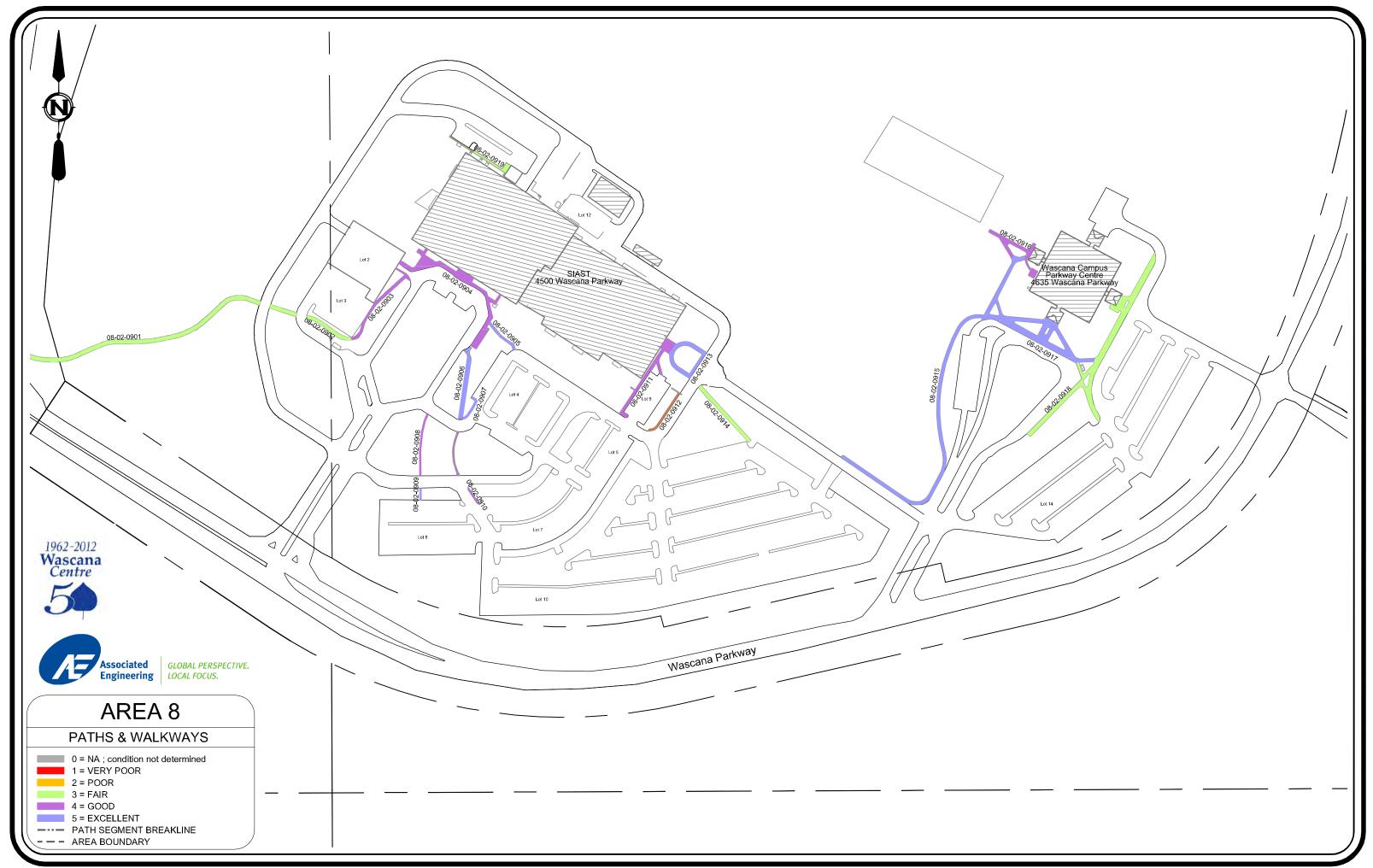


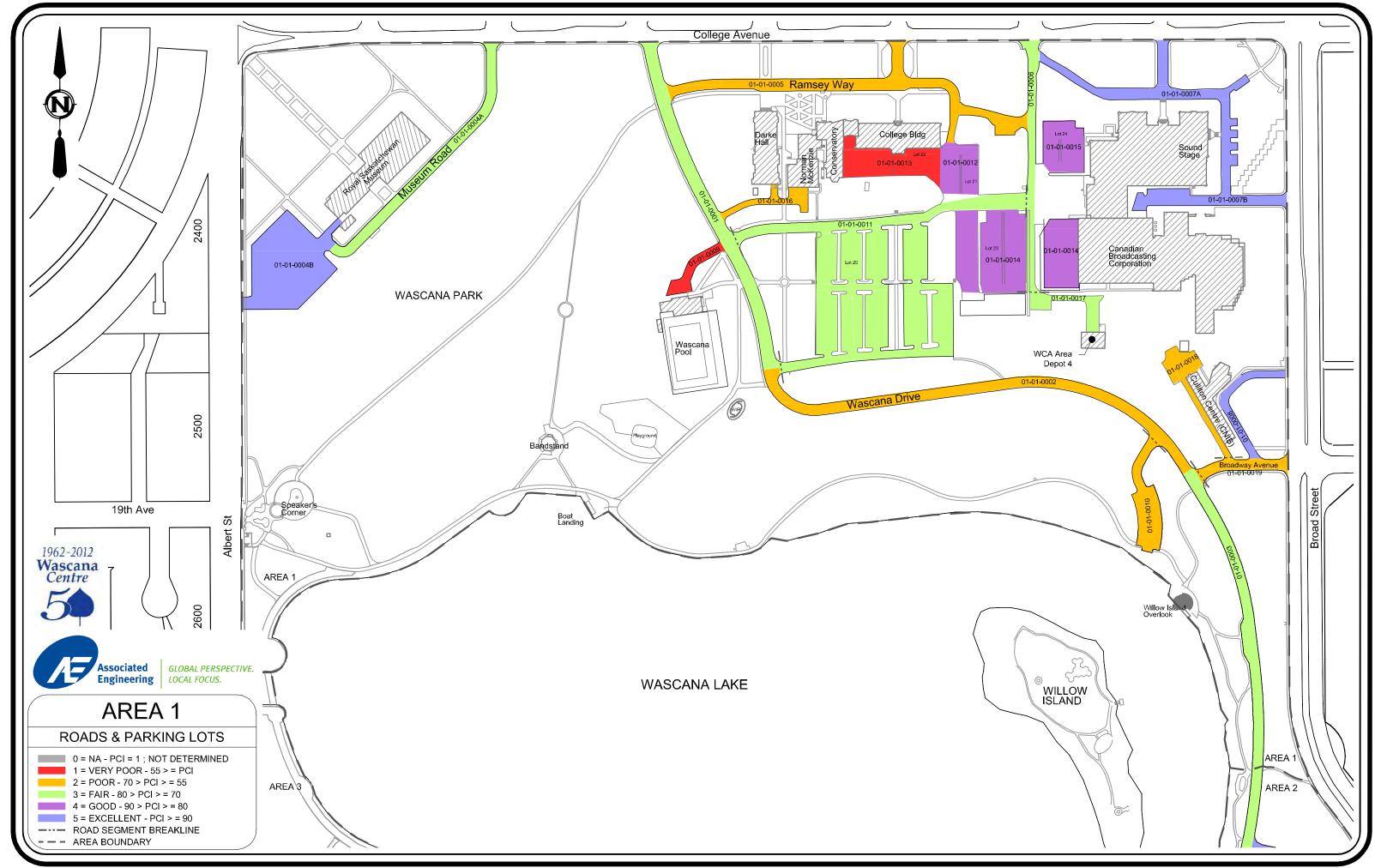


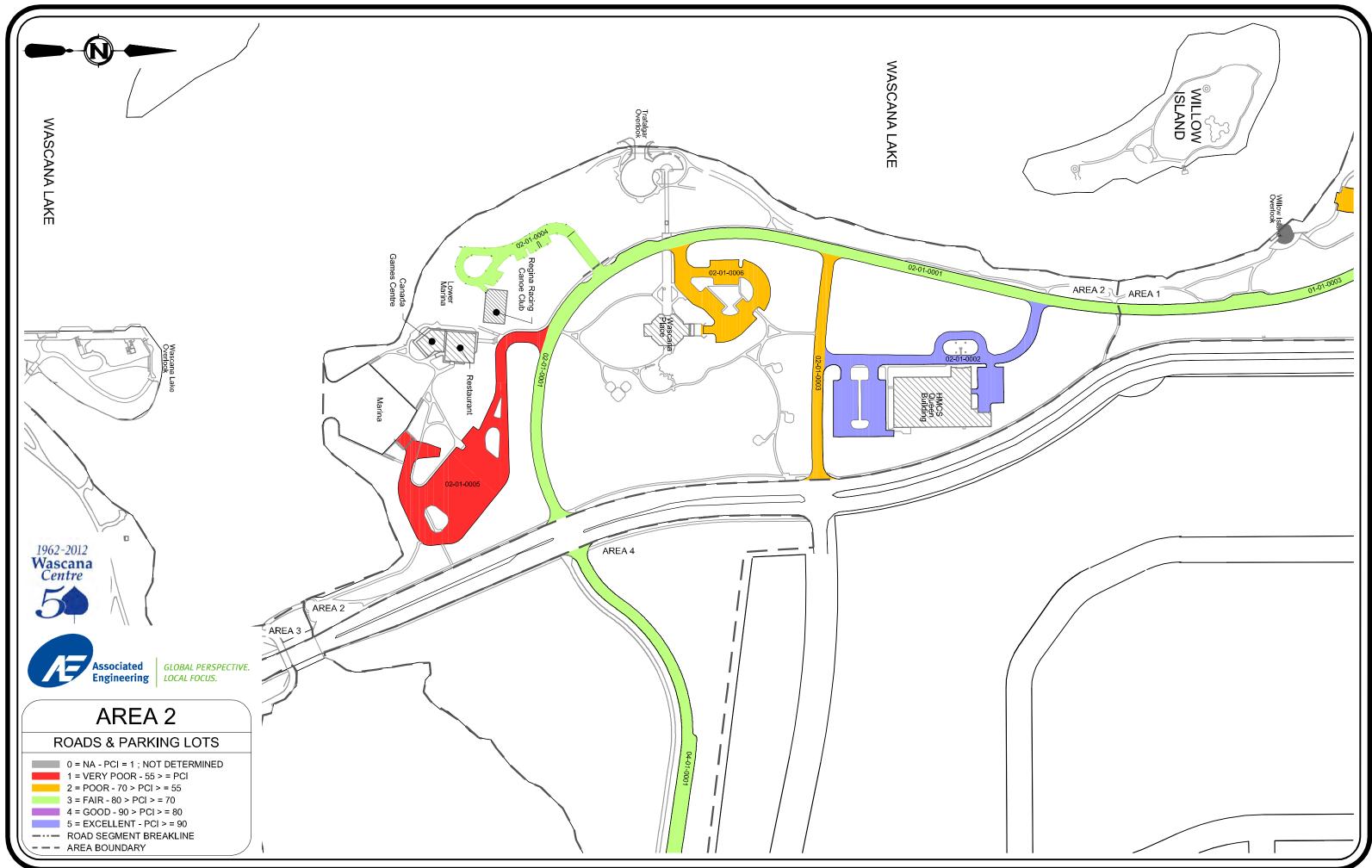


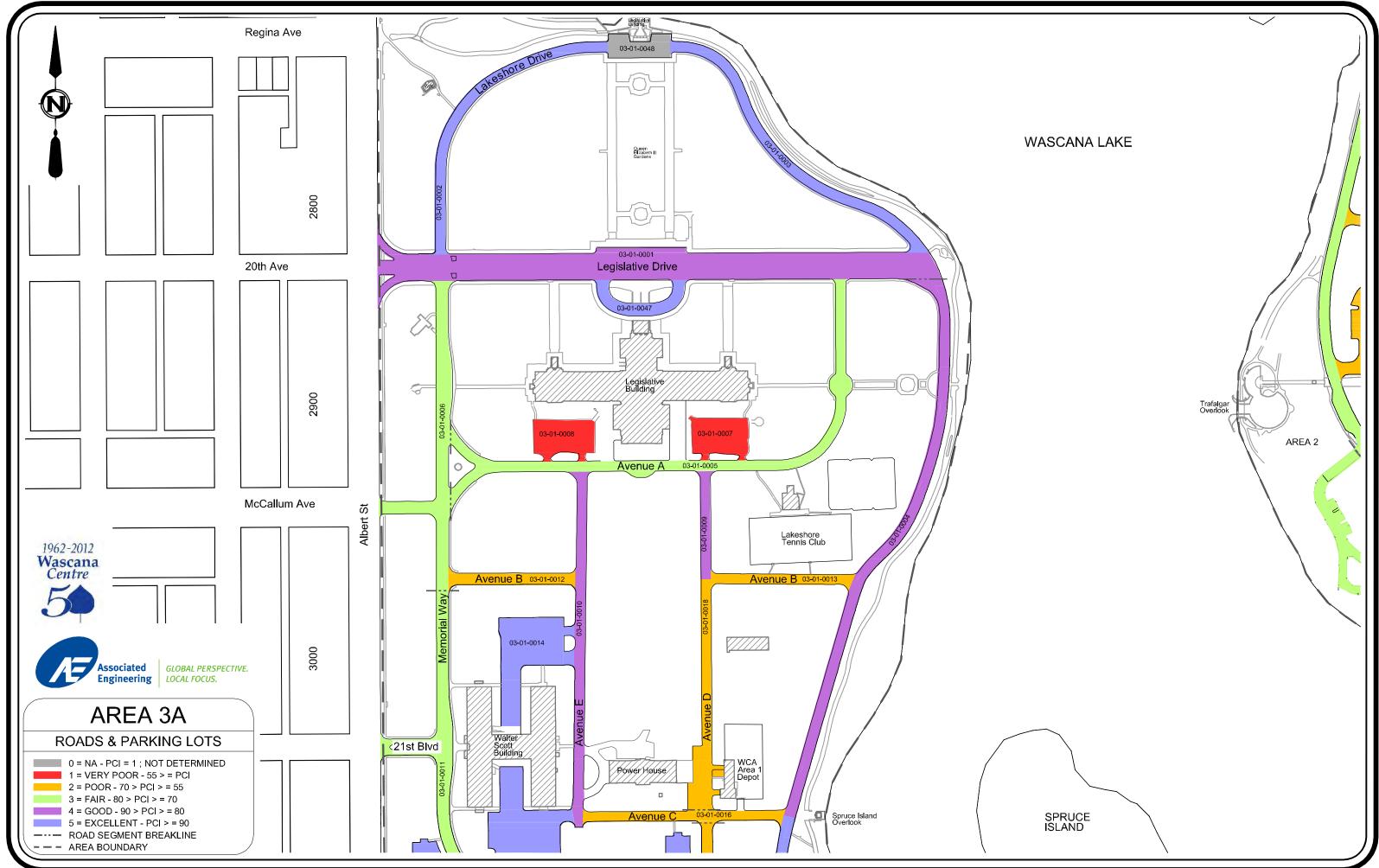


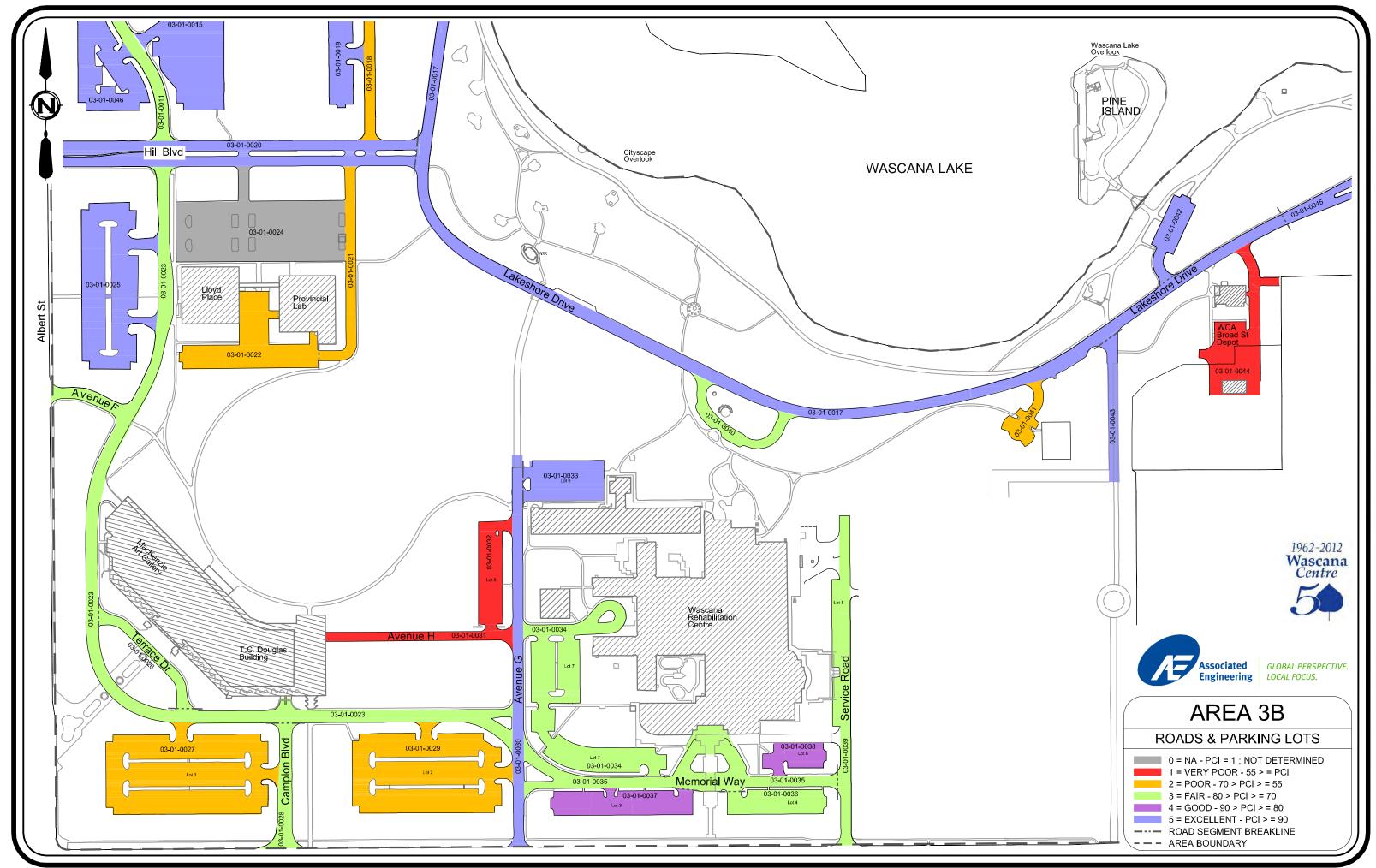


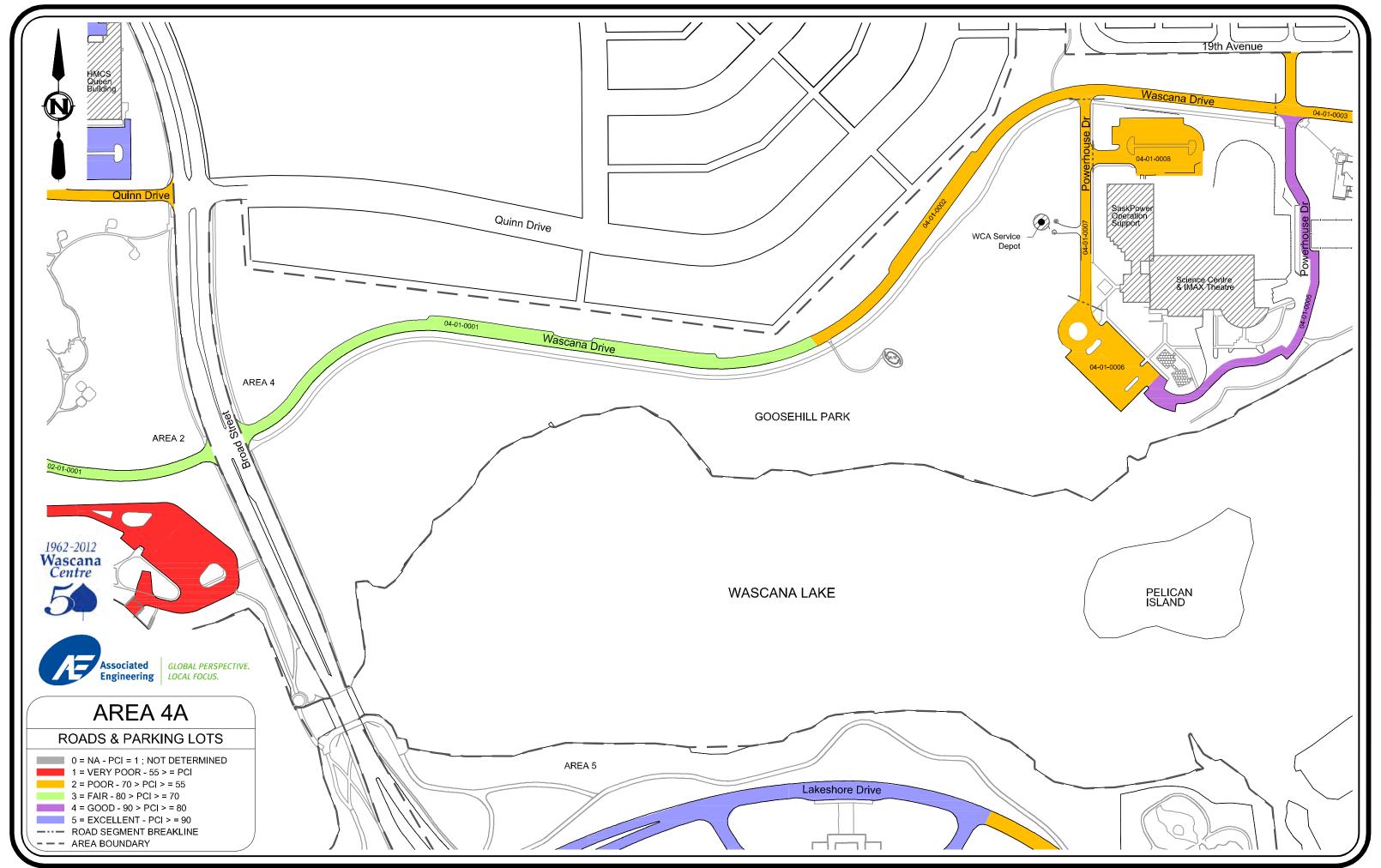


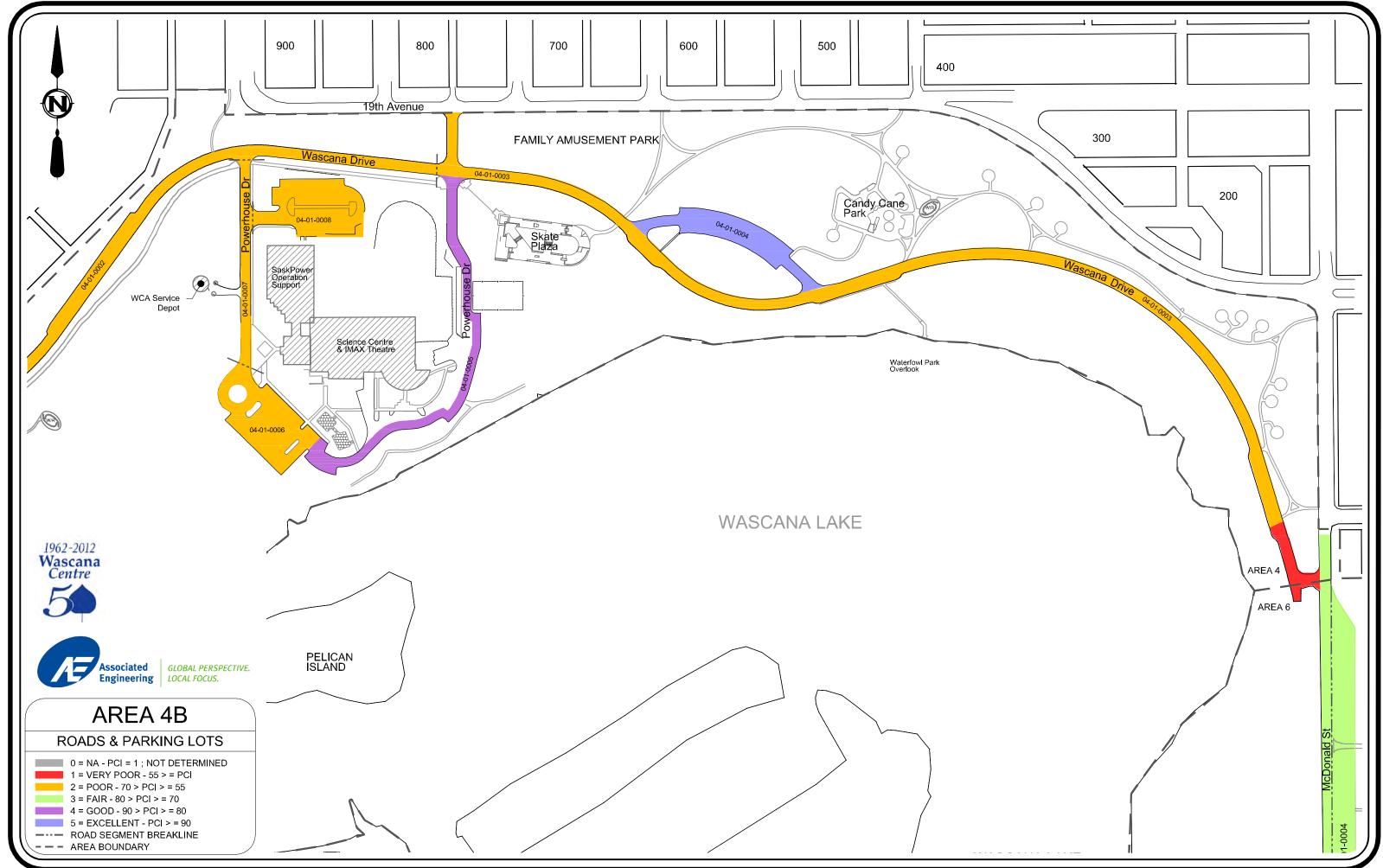


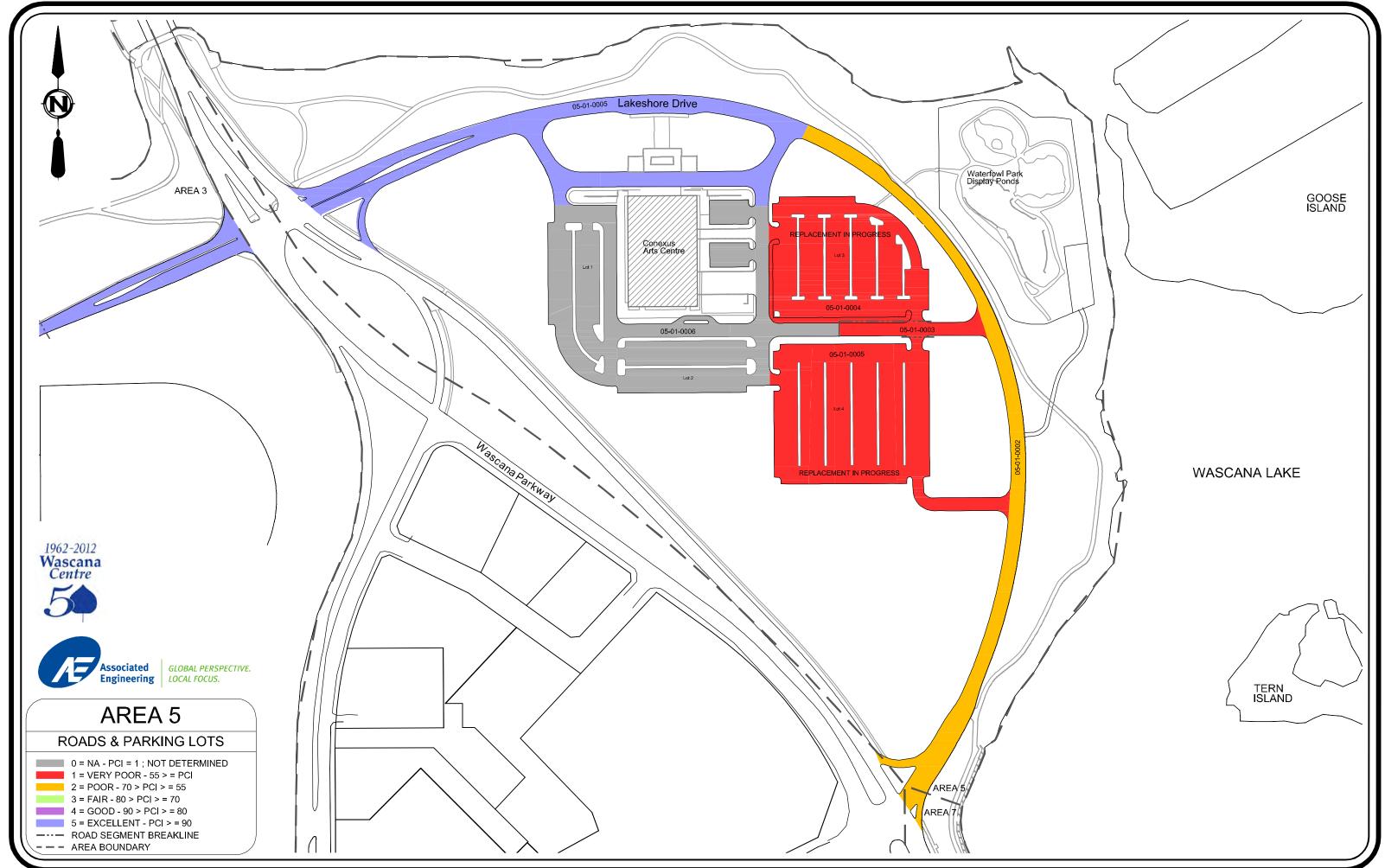


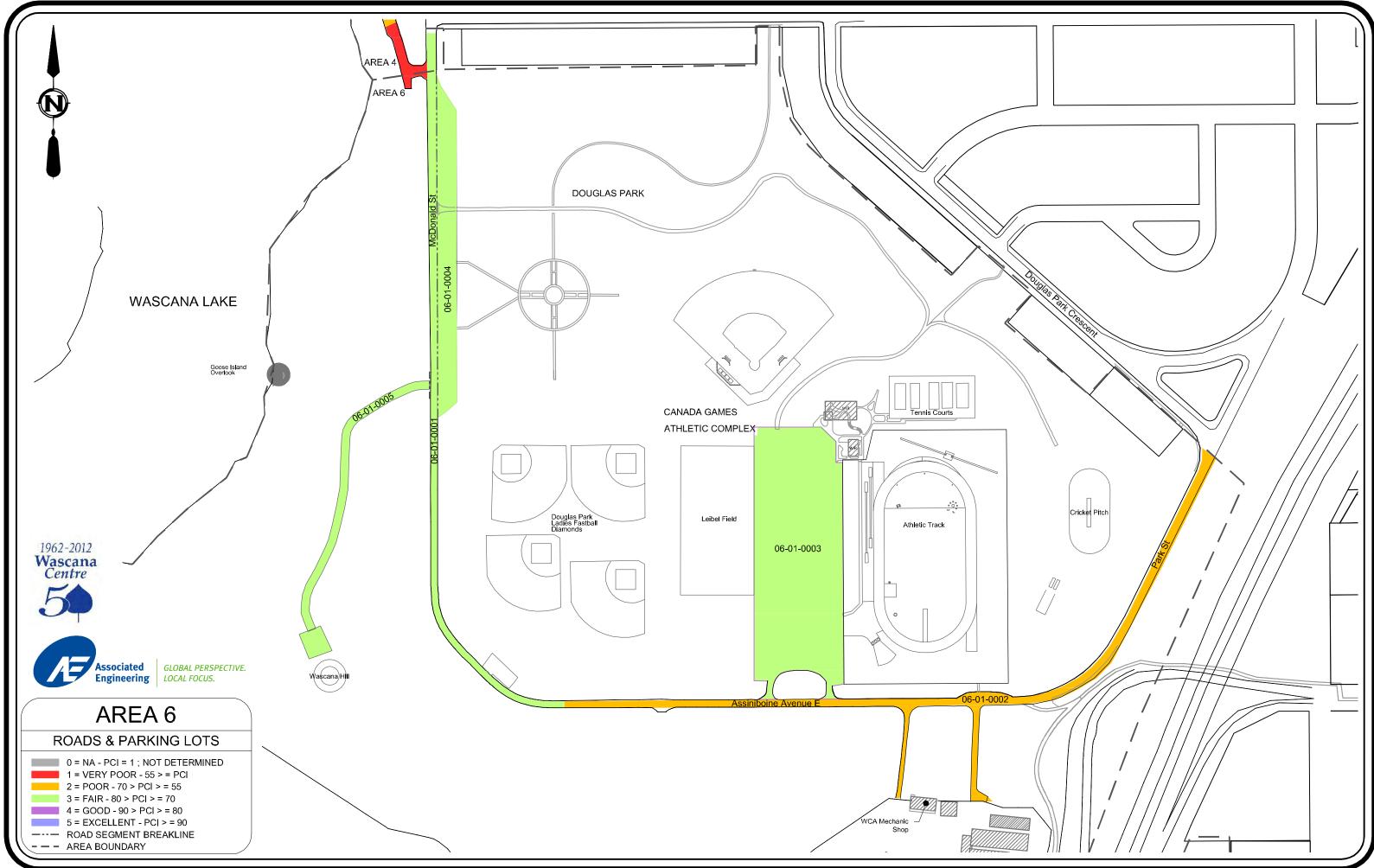


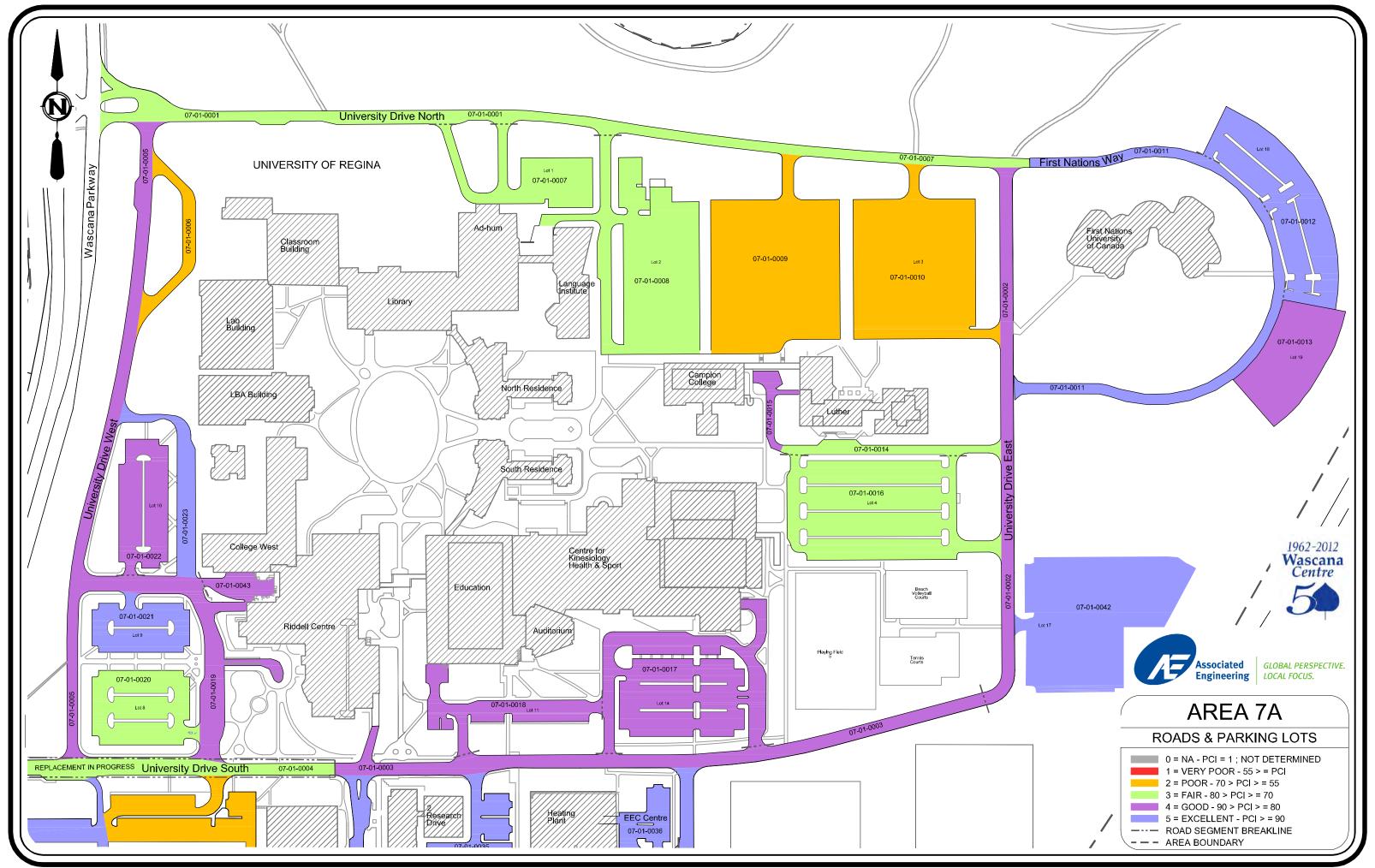


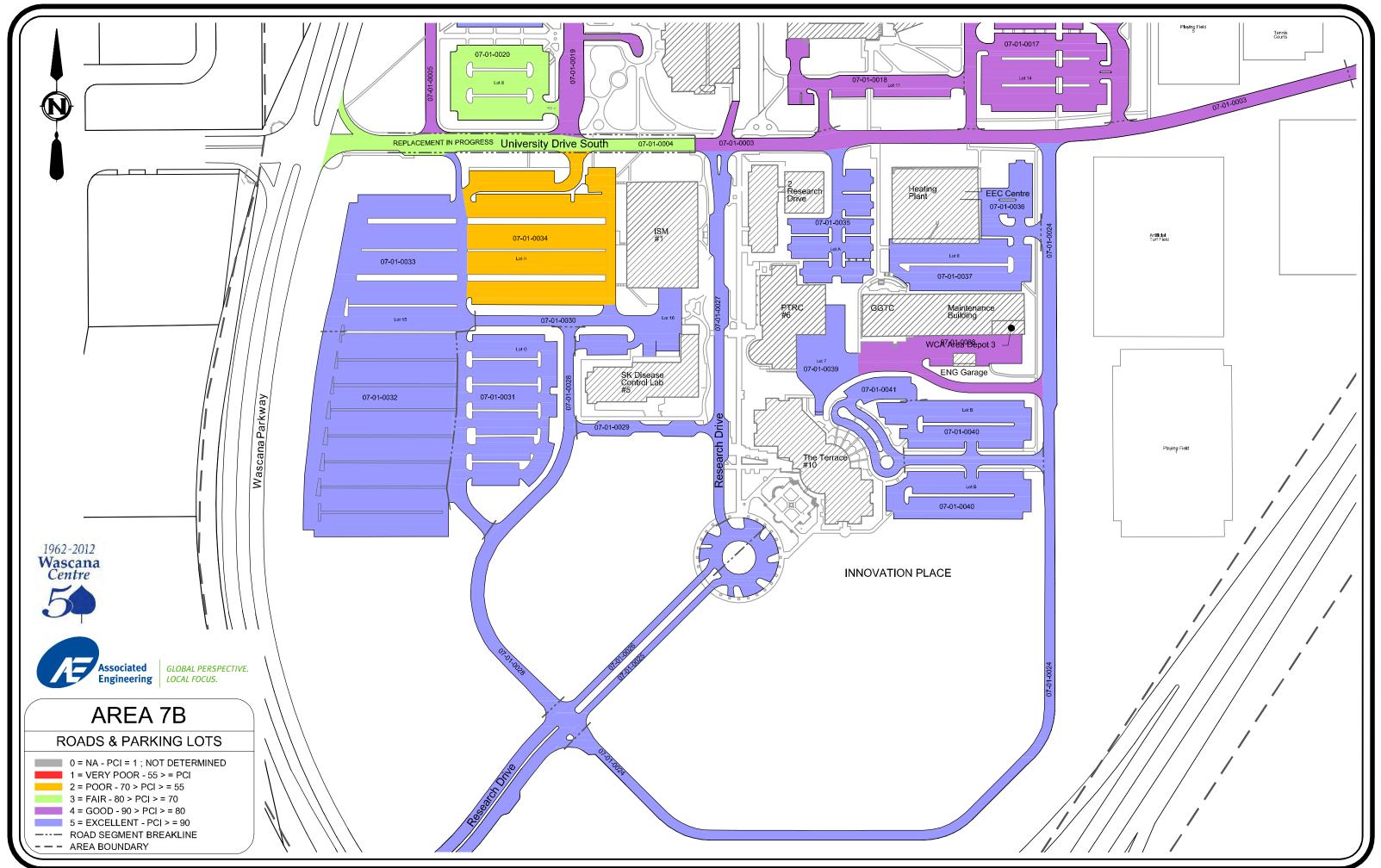


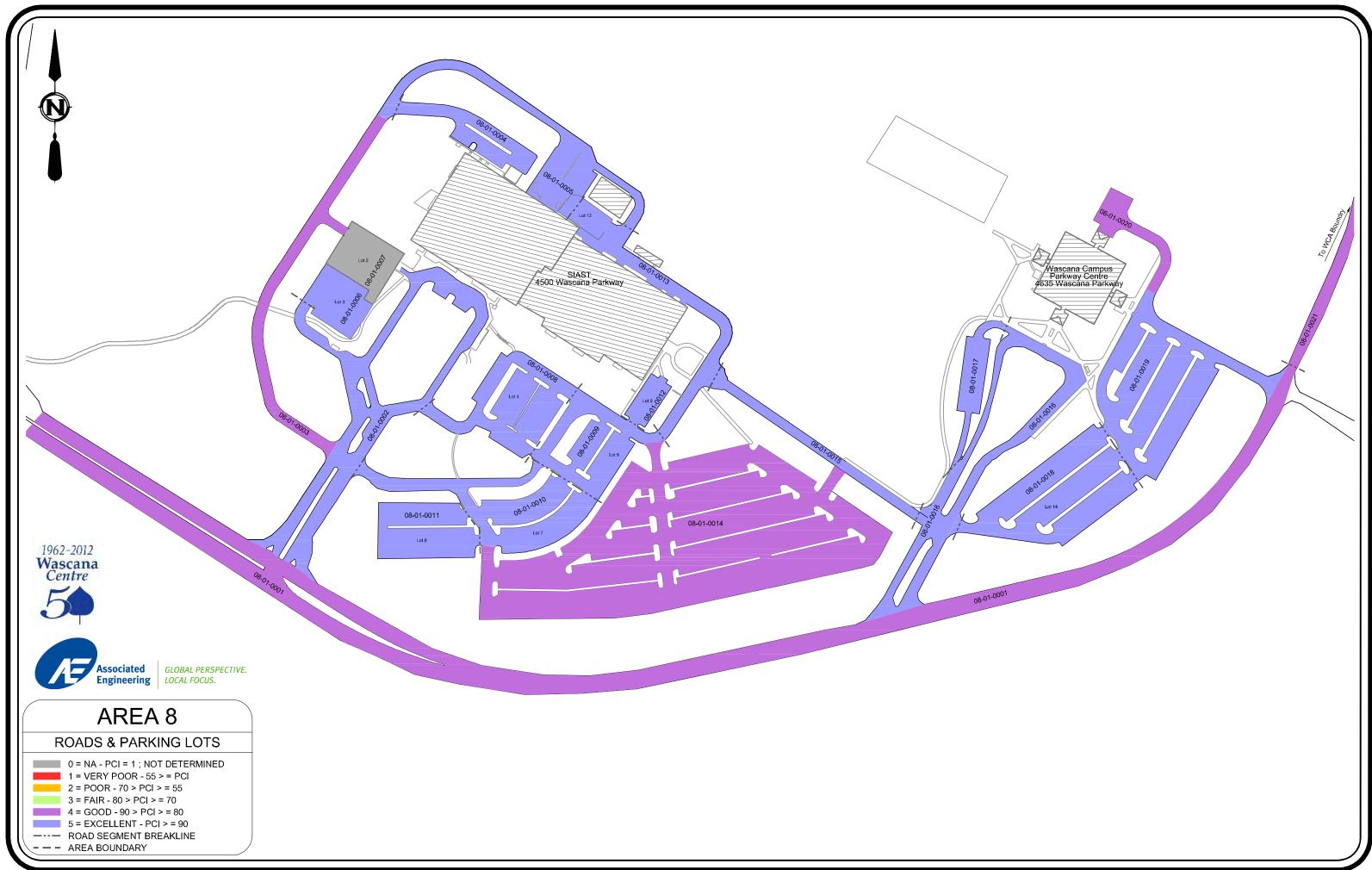












REPORT



Appendix D - Photos



Wascana Centre Authority



Wood Siding - Northwest



South Elevation



Ext Wood Door - South



Southeast Elevation



West Elevation



Ext Conc Wall - West



Wood Fascia Detail - West



Wood Decking - West



Wood Shingles - North Roof Section



Foundation Insulation - South



ACT Detail - Elec&Janitorial



Carpet Detail - 4th Floor



Elec Floor Box - Office Area 214



Fire Extinguisher Detail - Office 205



GB Ceiling Detail - Outside Mech & Elec



GB Wall Detail - Outside Mech & Elec



Urinal - Mens WR



VCT Detail - Elec&Janitorial



Vinyl Stair Finish - 4th Floor



ACT Detail - 4th Floor

Wascana Centre Authority 3000 Wascana Drive - Wascana Marina April 30, 2012



Wascana Marina-2005 Addition-Overview



Wascana Marina-Overview



Wascana Marina-Restaurant-Overview



Apron Slab-Detail-Exterior



Duct1-Detail-Interior Distribution System



Duct2-Detail-Interior Distribution System

Wascana Centre Authority 3000 Wascana Drive - Wascana Marina April 30, 2012



Exposed Electrical-Detail-Restaurant Wine Storage



Exposed Electrical2-Detail-Restaurant Wine Storage



SBS Roofing-Detail-Exterior Roof Coverings



Window-Detail-Exterior



North Elevation



South Elevation



East Elevation



West Elevation



Ext Wood Sliding Door Detail - East



Column Detail - West



Stone Chimney Detail - West



Wood In-fill Panels - South



EL Exit Sign - Corridor to Garage



Exhaust Fan - Garage



Ext HID Lighting - South (2)



Ext Wood Windows Detail - South



Flooding - Basement



Carpet Flooring - Store Office



Linoleum - Store Lobby



SS Sink Detail - Garage



SV Flooring - Corridor to Garage



VAT Flooring - Lock Up



Vinyl Wall Covering - Store Office



Water Fountain Detail - WR



Wood Floor Detail - SR Lounge



Circuit Panel - Mechanical Room

Wascana Centre Authority 3300 Broad Street – Quonset May 2, 2012



North Elevation



South Elevation



East Elevation



West Elevation



Ext Incandescent Lighting Detail - East



Ext Steel Siding Detail - North

Wascana Centre Authority 3300 Broad Street – Quonset May 2, 2012



Ext Steel Window - North



Gypsum Board Wall Detail - Washroom



Int Wood Door - Washroom



Rubber Cove Base - Washroom



Sink - Washroom



Steel Sink - Lock Up

Wascana Centre Authority 3300 Broad Street – Quonset May 2, 2012



VCT Flooring Detail - Washroom



Water Softener - Lock Up



North Elevation



South Elevation



East Elevation



West Elevation



Ext Wood Windows - West



Ext Wood OH Door - East



BUR Roofing



Circuit Panel - Locker Room



Exhaust Fan - Womens WR



Ext Steel Door - East



Floor Drain - Shop Area



Furnace 001 - Workshop



GB Ceiling Detail - Shop Area



Int Wood Door - Office



Plywood Wall Finish Detail - Shop Area



SM Flashing Detail - East



Toilet - Womens WR



VCT Detail - Office



North Elevation



South Elevation



East Elevation



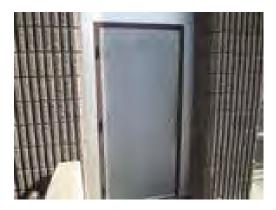
West Elevation



Ext Aluminum Window - South



Ext OH Steel Door - South



Exterior Steel Door - South



Sheet Metal Fascia - South



Exhaust Fan - Interior



Int Wood Door - Staff Room



Pre-fab GB Wall Detail - Stairs



Sheet Vinyl Landing - Stairs



Stainless Steel Sink - Staff Room



Toilet - Washroom



Vitreous China Sink - Washroom



Cast Iron Shop Sink - Interior



Wood Panel Ceiling - Staff Room



Wood Panel Wall Finish - Staff Room







Circuit Panel - Interior

Wascana Centre Authority 2860 Wascana Drive - Goosehill Service Depot April 30, 2012





Fans Exhaust-Detail-Exterior Distribution

Goose Hill - Door Jamb-Detail-Exterior





Goose Hill - Fuel Storage - Overview

Goose Hill-Garbage Storage-Overview

Associated Engineering

Wascana Centre Authority 2860 Wascana Drive - Goosehill Service Depot April 30, 2012





Goose Hill-Interior-Overview

Overhead Exterior Doors-Detail-Envelope





Radiant Heaters-Detail-Interior

Wood Clad Exterior Walls-Detail-Envelope

Associated Engineering

Wascana Centre Authority 1955 College Ave - Area 2 Service Depot April 30, 2012



Bituminous Roofing1-Detail-Exterior



Bituminous Roofing2-Detail-Exterior



Chimney Raincap-Detail-Exterior



Circuit Panelboard1-Detail-Interior Electrical



Circuit Panelboard2-Detail-Interior Electrical



Electrical Service-Detail-Interior Distbn

Wascana Centre Authority 1955 College Ave - Area 2 Service Depot April 30, 2012



Fire Extinguisher-Detail-Interior



Floor Drains-Detail-Interior



Mezzanine-Detail-Interior



Service Depot - Overview



Standard Furnace-Detail-Interior



North Elevation



South Elevation



South Section - Roof



East Elevation



West Elevation



Ext Brick Wall Detail - West



Ext Composite OH Door - West



Ext Steel - West



Modified Bituminous Membrane - Roof



Concrete Cap - East



Ext HID Lighting Detail - East



Ext Wood Stairs - West



Incandescent Lighting - West



Circuit Panel - Garage



CMU Detail - Shop



Concrete Floor Detail - Internal Shop Area



Ext Wood Window - East



Fixed Ceiling Tile - Staff Lounge Locker Room



Internal Wood Door - Staff Lounge Locker Room



Linoleum Flooring Detail - Staff Room



Manual Thermostat - Office



Unit Heater (Trane) - Internal Shop Area



VCT Flooring Detail - Staff Lounge Locker Room



Wooden Stairs - Staff Lounge Locker Room



South Elevation



East Elevation



Ext Aluminum Window - Exterior



Ext Overhead Door (Plastic) - Exterior



Ext Overhead Door (Wood) - Exterior



Wood Soffits - Exterior



Steel Column Detail - Exterior



GB Ceiling - Womens Washroom



Int CMU Wall - Locker Room



Int CMU Wall Detail - Parts Room 138



Int Incandescent Light



Mastic Flooring Detail - Parts Room 138



Rubber Cove Base - Staff Room 140



Suspended ACT - Parts Room 138



Toilet - Women's Washroom



Urinal - Men's Washroom



Vitreous China Sinks - Men's Washroom



Stainless Steel Sink - Staff Room 140



WR Partition - Men's Washroom



Asbestos Pipe Wrap - Parts Room 138

Wascana Centre Authority 2801Albert Street - Washroom #1 Legislature April 30, 2012



Albert Street Washroon-Overview



Brick Wall Joint-Detail-Exterior



Brick Wall-Detail-Exterior



Circuit Panelboards-Detail-Interior



Door-Detail-Exterior



Roof1-Detail-Exterior

Wascana Centre Authority 2801Albert Street - Washroom #1 Legislature April 30, 2012



Roof2-Detail-Exterior



Roof Support-Detail-Interior



Structural Slab-Detail-Exterior



Washroom Partition-Detail-Interior



Washroom Sink-Detail-Interior



Washroom Sinks-Detail-Interior

Wascana Centre Authority 3200 Lakeshore Drive - Washroom #2 May 1, 2012



Washroom 2-Overview



Bituminous Roofing-Detail-Exterior



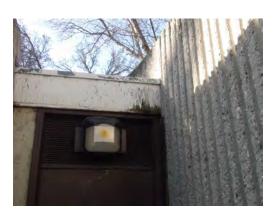
Ceiling Finish-Detail-Interior



Circuit Panelboards-Detail-Interior



Custodial Sink-Detail-Interior



Door-Detail-Exterior

Wascana Centre Authority 3200 Lakeshore Drive - Washroom #2 May 1, 2012



Exhaust Fan-Detail-Interior



Gypsum Wallboard1-Detail-Interior



Gypsum Wallboard2-Detail-Interior



Mens Washroom bar-Detail-Interior



Packaged Lift Stn-Detail-Interior



Roof Skylight-Detail-Exterior

Wascana Centre Authority 3200 Lakeshore Drive - Washroom #2 May 1, 2012



Washroom P-trap-Detail-Interior



Washroom Sink-Detail-Interior



Water Booster System-Detail-Interior

Wascana Centre Authority Washroom #3 May 1, 2012



Washroom 3-Overview



Overall Roof-Detail-Exterior



Bituminous Roofiing-Detail-Exterior



Roof-Detail-Exterior



Slab Drainage-Detail-Exterior



Circuit Panelboards-Detail-Interior

Wascana Centre Authority Washroom #3 May 1, 2012



Custodial Sink-Detail-Interior



Exhaust Fan-Detail-Interior



Gypsum Wallboard1-Detail-Interior



Gypsum Wallboard2-Detail-interior



Gypsum Wallboard3-Detail-Interior



Washroom Ceiling-Detail-Interior

Wascana Centre Authority Washroom #3 May 1, 2012



Washroom P-trap-Detail-Interior



Washroom Wall Finish-Detail-Interior

Wascana Centre Authority Washroom #4 April 30, 2012



Washroom 4-Overview



Drinking Fountain-Detail-Exterior



Bituminous Roofing-Detail-Exterior



Washroom Wall-Detail-Exterior



Branch Wiring-Detail-Interior



Custodial Sink-Detail-Interior

Wascana Centre Authority Washroom #4 April 30, 2012



Lift Station-Overview



Vanity-Detail-Interior



Washroom Ceiling-Detail-Interior

Wascana Centre Authority Washroom #6 May 1, 2012



Washroom 6-Overview2



Washroom 6-Overview



Overall Wall Panelling-Detail-Exterior



Custodial Sink-Detail-Interior



Roof Panels-Detail-Interior



General Lighting-Detail-Exterior

Wascana Centre Authority Washroom #6 May 1, 2012



Wall Panel spalding-Detail-Exterior



Membrane Ground Roof-Detail-Exterior



Wall Panel cracking-Detail-Exterior

Wascana Centre Authority 2881 Wascana Drive - Washroom #7 Candy Cane Park April 30, 2012



Branch Wiring-Detail-Interior



Circuit Panelboards-Detail-Interior



Concrete Wall Panel SW-Detail-Exterior



Custodial Sink-Detail-Interior



Drinking Fountain-Detail-Exterior



Exhaust Fan-Detail-Interior

Wascana Centre Authority 2881 Wascana Drive - Washroom #7 Candy Cane Park April 30, 2012



Incandescent Fixture-Detail-Interior



Tile Floor-Detail-Interior



Urinal Steel Fixture-Detail-Interior



Washroom 7 - Overview



Washroom Sink-Detail-Interior



Douglas Park-Overview



Bituminous Roofing-Detail-Exterior



Chimney-Detail-Exterior



Wall Exposed Aggregate-Detail-Exterior



Sidewalk-Detail-Exterior



Circuit Panelboards-Detail-Interior



Circuit Subpanelboard-Detail-Interior



Electrical-Detail-Interior



Gypsum Ceiling-Detail-Interior



Incandescent Fixture-Detail-Interior



Roof Construction-Detail-Interior



Standard Slab Grade corner-Detail-Interior



Standard Slab Grade-Detail-Interior



Stress crack-Detail-Interior



Structural Support-Detail-Interior Mens



Structure Support Roof1-Detail-Interior



Structure Support Roof2-Detail-Interior



Structure Support Roof3-Detail-Interior



Structure Support Roof telepost-Detail-Interior



Window-Detail-Interior



Windows-Detail-Interior

Wascana Centre Authority 19th Ave & Smith St – Bandshell April 30, 2012



Bandshell-Overview



Deck Floor-Detail-Exterior



Overall Deck Floor-Detail-Exterior



Stairs&Handrails-Detail-Exterior



Wiring Outlets-Detail-Exterior



North Elevation



South Elevation



East Elevation



West Elevation



Ext Insulation - West



Acrylic Roof Detail - East



Asphalt Shingles - Roof



Ext Wood Soffit - North



Ext Plywood Wall Finish Detail - North



Ext Glazing Detail - East



Ext Wood Window - South (2)



Ext Stucco Wall Detail - North



Branch Wiring Detail - Basement



Concrete Floor Detail - Garage



Concrete Wall Detail - Boiler Rm



Electric Unit Heater - Pesticide Store



Exhaust Fan - Staff Washroom



Ext CMU Detail - North



Ext Roof Insulation Detail - South



Ext Wood Poly Glass Doors - East



Gypsum Board Ceiling Detail - Boiler Rm



Int Concrete Wall Detail - Old Boiler Room



Int Insulation Detail - Pesticide Store



Int Vinyl Wood Finish Detail - Staff Washroom



Int Wood Door - Basement



Int Wood Door - Greenhouse Corridor



Int Wood Wall Detail



Secondary Distribution - Basement



SM Roof Detail - North



Sump Pump - Basement



Unit Heater - Garage



Urinal - Staff Washroom



Vitreous China Sink - Women's Washroom



Wood Ceiling Detail - Pesticide Store

Wascana Centre Authority Overwintering Structure May 1, 2012



South Elevation



Ext Steel Door - South



Ext Roof Glazing - South



Electrical Unit Heater



Ext Sheet Metal Flashing Detail - South



Int Bird Area

Wascana Centre Authority Overwintering Structure May 1, 2012



Int HID Lighting



Int Steel Door



Int Windows



Manual Thermostat



Telephone Equipment



Unit Heater

Wascana Centre Authority Overwintering Structure May 1, 2012





Water Pump Circuit Panel



PCI 41 - Road



PCI 43 - Parking Lot



PCI 54 - Parking Lot



PCI 56 - Road



PCI 63 - Parking Lot



PCI 65 - Road



PCI 66 - Road



PCI 67 - Parking Lot



PCI 74 - Parking Lot



PCI 75 - Road



PCI 76 - Road



PCI 79 - Road



PCI 82 - Road



PCI 88 - Parking Lot



PCI 94 - Road



PCI 98 - Road

Wascana Centre Authority Roads & Parking Lots Condition Ranges June 4 & 6, 2012



PCI 100 - Road



Condition 1 - Path



Condition 2 - Path



Condition 2 - Path



Condition 2 - Sidewalk



Condition 3 - Sidewalk



Condition 3 - Sidewalk



Condition 4 - Path



Condition 4 - Sidewalk



Condition 5 - Path



Condition 5 - Path



Condition 5 - Sidewalk

Wascana Centre Authority North Shore Retaining Wall June 8, 2012



Concretewalljoint-Detail-Exterior

Wascana Centre Authority East Shore Retaining Wall by Willow Island June 8, 2012



Retainingwall1-Detail-Exterior



Retainingwall2-Detail-Exterior

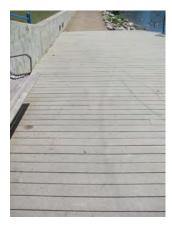
Wascana Centre Authority Pine Island Main Shoreline June 8, 2012



Backwall1-Detail-Exterior



Gabions1-Detail-Exterior



Trexdecking-Detail-Exterior



Backwall2-Detail-Exterior



Gabions2-Detail-Exterior



Wingwall-Detail-Exterior

Wascana Centre Authority Trafalgar Pedestrian Bridge Shoreline June 8, 2012



Gabion-Detail-Exterior

Wascana Centre Authority Pine Island Pedestrian Bridge June 8, 2012



ApproachRoad1-Detail-Exterior



ApproachRoad2-Detail-Exterior



GroutedRiprap-Detail-Exterior



LoosePlankandTransition-Detail_Exterior

Wascana Centre Authority Pine Island Pedestrian Bridge June 8, 2012



RailFastener-Detail-Exterior

Wascana Centre Authority Trafalgar Pedestrian Bridge June 8, 2012



Abutment1Bearing-Detail-Exterior



Abutment2Bearing_Detail-Exterior2

Wascana Centre Authority Trafalgar Pedestrian Bridge June 8, 2012



Abutment2Bearing-Detail-Exterior

Wascana Centre Authority Willow Island Pump House June 6, 2012



Floor-Detail-Interior



Instrumentation Ports-Detail-Interior



Pump 1-Detail-Interior



Pump 2-Detail-Interior

Wascana Centre Authority Legislative Pump House June 7, 2012



Pressure Relief Valve-Detail-Interior

Wascana Centre Authority Douglas Park Pump House June 6, 2012



Door-Detail-Exterior



Pump 1 Seal-Detail-Interior

Wascana Centre Authority Douglas Park Pump House June 6, 2012



Stair-Detail-Exterior

Wascana Centre Authority Nursery Pump House June 8, 2012



Hoistbeam-Detail-Interior

Wascana Centre Authority North Lake Fountain System June 6, 2012



Aeration Equipment-Detail-Interior



Pressure Gauge-Detail-Interior

Wascana Centre Authority North Lake Fountain System June 6, 2012



Rotatmeters-Detail-Interior

Wascana Centre Authority Trafalgar Fountain System June 6, 2012



Aeration Equipment-Detail-Interior



Pressure Gauge-Detail-Interior

Wascana Centre Authority Trafalgar Fountain System June 6, 2012



Rotameters-Detail-Interior

Wascana Centre Authority Pine Island Waterfall System June 6, 2012



Aeration Equipment-Detail-Interior



Air compressor & Air Receiver-Detail-Interior

Wascana Centre Authority Pine Island Waterfall System June 6, 2012



Waterfall Pump-Detail-Interior

Wascana Centre Authority Willow Island Dock System June 8, 2012



Dockposts1-Detail-Exterior



Dockposts2-Detail-Exterior

Wascana Centre Authority Douglas Park Overlook June 8, 2012



Approachsurface-Detail-Exterior



Overlooksurface-Detail-Exterior

Wascana Centre Authority Legislative Building Overlook June 8, 2012



Bricksurface1-Detail-Exterior



Bricksurface2-Detail-Exterior

Wascana Centre Authority Albert Street Pedestrian Bridge Overlook June 8, 2012



Overlookpicture-Detail-Exterior

Wascana Centre Authority Willow Island Overlook June 8, 2012



Approachslab1-Detail-Exterior



Approachslab2-Detail-Exterior

Wascana Centre Authority Willow Island Overlook June 8, 2012



DeckSurface-Detail-Exterior

Wascana Centre Authority Trafalgar Overlook June 8, 2012



Bugholes-Detail-Exterior



Bugholes2-Detail-Exterior

Wascana Centre Authority Candy Cane Park Overlook June 8, 2012



Bearingplate-Detail-Exterior



FoundationWall-Detail-Exterior



Paint-Detail-Exterior



Paint2-Detail-Exterior